



THE
A-TEAM

**RE/MAX
FIRST**

10616 MAPLEGLLEN Crescent, Calgary T3J 1X2

MLS®#: **A2179693**

Area: **Maple Ridge**

Listing Date: **11/17/24**

List Price: **\$999,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar: **5,392 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,258**
Low Sqft:
Ttl Sqft: **1,258**

DOM

34
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Landscaped,Street Lighting,Paved,Rectangular Lot,Treed**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance,Private Yard,Rain Gutters**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 16`4"
Dining Room	Main	11`8" x 12`2"
Bedroom	Main	13`3" x 9`5"
5pc Bathroom	Main	11`4" x 5`0"
Other	Basement	11`0" x 4`11"
Bedroom	Basement	10`6" x 9`6"
Laundry	Basement	6`1" x 5`11"

Room	Level	Dimensions
Kitchen	Main	11`8" x 11`2"
Bedroom - Primary	Main	17`10" x 12`10"
5pc Ensuite bath	Main	12`1" x 9`6"
4pc Bathroom	Basement	11`0" x 5`0"
Bedroom	Basement	10`10" x 9`6"
Game Room	Basement	25`4" x 15`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4570JK

Remarks

Pub Rmks: **This fully renovated bi-level home is a perfect blend of modern comfort and style. The main floor boasts two spacious bedrooms, a brand-new kitchen with sleek appliances, and elegant new flooring, complemented by two luxurious 5-piece washrooms and a cozy fireplace. The fully finished basement features two additional bedrooms, a full washroom, a wet bar, and another inviting fireplace, making it ideal for entertaining or guest accommodations. The exterior showcases new hardy board siding with smart board accents, adding durability and curb appeal. A double-car garage, a well-maintained backyard, and newly poured concrete sidewalks and steps complete this beautiful property, offering both functionality and charm.**

Inclusions:
Property Listed By: **N/A**
TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











