



THE
A-TEAM

**RE/MAX
FIRST**

36 MAPLE COURT Crescent, Calgary T2J 1V7

MLS®#: **A2183299** Area: **Maple Ridge** Listing **12/14/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$48k, 06-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1967** Abv Sqft: **1,040**
Lot Information Low Sqft:
 Lot Sz Ar: **5,231 sqft** Ttl Sqft: **1,040**
 Lot Shape:

DOM

113
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Dock,Private Yard**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Double Oven,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 15`0"
Bedroom - Primary	Main	12`0" x 10`0"
Bedroom	Main	9`4" x 9`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Lower	15`7" x 10`0"
Laundry	Lower	16`11" x 6`6"

Room	Level	Dimensions
Kitchen	Main	17`5" x 9`4"
Bedroom	Main	9`4" x 9`4"
3pc Ensuite bath	Main	0`0" x 0`0"
Family Room	Lower	21`7" x 17`0"
4pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4325JK

Zoning:
R-C1

Remarks

Pub Rmks:

****CERTIFIED ASBESTOES FREE-HOME ABATEMENT CERTIFICATE AVAILABLE FOR THIS HOME****Step into luxury and sophistication with this extraordinary, completely renovated bungalow offering exceptional modern and sleek craftsmanship. Nestled in the heart of Maple Ridge, this home epitomizes modern elegance with its thoughtful design and meticulous craftsmanship. Enter inside to find an airy, open-concept layout flooded with natural light with a large living room with brick fireplace. The highlight of the main floor is the sleek gourmet kitchen, equipped with high-end stainless steel appliances, including a 5-burner gas cooktop, wall oven, microwave combo, large refrigerator, dishwasher, and modern range hood. The large primary bedroom offers a sanctuary of comfort with its full length closet and a luxurious 3 piece ensuite. There are two more spacious bedrooms and a stylish 3-piece bathroom completing the main level. The fully finished lower level features a sprawling recreation room with wet bar. The lower level also offers a large bedroom with a walk-through closet leading to a luxurious 4-piece ensuite, as well as a spacious laundry room with ample storage. Every inch of this home has been renovated with great attention to detail, from the drywall and framing to the paint, light fixtures, and flooring. Upgrades include new windows, electrical, plumbing, solid core doors, and Hardie Board Siding, ensuring both beauty and functionality. Experience luxury living in this meticulously renovated bungalow, where modern amenities blend seamlessly with timeless design in a great community. Don't miss the chance to make this exceptional property your own. Schedule a viewing today! Optional Garage can be added for \$39,900 plus GST
Fridge, Gas Cook Top, Built in Wall Oven, Built in Microwave, Dishwasher, Hood fan
Graham Realty Inc.

Inclusions:
Property Listed By:

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







36 MAPLE COURT SE
 REAL MANAGEMENT CROSSING - CALGARY, AB
 MAIN LEVEL (AG) - 1040.00 Sq Ft / 96.62 m²
 TOTAL ABOVE GRADE RMG SIZE - 1040.00 Sq Ft / 96.62 m²
 BASEMENT DEVELOPED AREA (BG) - 824.20 Sq Ft / 76.57 m²
 BASEMENT UNDEVELOPED AREA (BG) - 215.80 Sq Ft / 20.04 m²
 TOTAL AG+BG AREA - 2060.00 Sq Ft / 193.23 m²

Floor Plan Details:

- LAUNDRY / STORAGE ROOM: 10'11" x 8'6"
- WET BAR: 7'8" x 2'2"
- FAMILY ROOM: 21'7" x 17'0"
- BEDROOM FOUR: 10'7" x 10'1"
- EAT IN KITCHEN: 12'2" x 8'4"
- POYER: 4'9" x 3'9"
- LIVING ROOM: 18'0" x 18'0"
- BEDROOM THREE: 9'4" x 8'9"
- PRIMARY BEDROOM: 12'0" x 11'0"
- BEDROOM THREE: 9'4" x 8'9"
- BEDROOM THREE: 9'4" x 8'9"

