



THE
A-TEAM

**RE/MAX
FIRST**

10404 MAPLEMONT Road, Calgary t2j 1w4

MLS®#: **A2186964**

Area: **Maple Ridge**

Listing Date: **01/11/25**

List Price: **\$1,130,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**

Finished Floor Area

Abv Sqft: **1,370**

Low Sqft:

Ttl Sqft: **1,370**

Lot Information

Lot Sz Ar: **5,500 sqft**

Lot Shape:

DOM

21

Layout

Beds: **4 (2 2)**

Baths: **3.5 (3 1)**

Style: **Bi-Level**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Playground**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 21`5"
Dining Room	Main	11`1" x 13`4"
Walk-In Closet	Main	6`8" x 9`0"
Bedroom	Main	10`0" x 10`6"
2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Lower	12`0" x 12`11"

Room	Level	Dimensions
Kitchen	Main	9`0" x 13`5"
Bedroom - Primary	Main	13`1" x 14`0"
6pc Ensuite bath	Main	9`3" x 9`6"
3pc Ensuite bath	Main	5`0" x 9`3"
Game Room	Lower	27`0" x 18`2"
Bedroom	Lower	109`0" x 12`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4248JK

Remarks

Pub Rmks: **Introducing this fully remodelled custom home located in the heart of Maple Ridge, Calgary, just across the street from a large park. This stunning property boasts impeccable curb appeal, with every detail finished to the highest quality. The exterior features brand new hardy board siding, exposed concrete landscaping, and a grand entrance door that sets the tone for what lies beyond. As you step inside, you are greeted by a spacious and bright open concept floor plan. The living area is adorned with a custom glass fireplace, providing a cozy ambiance during cold winter nights. The gourmet kitchen is a true centerpiece, featuring a large quartz island with a sleek finish, ample storage, and high-end appliances that blend seamlessly into the modern aesthetic. Adjacent to the kitchen is a generous dining area, perfect for hosting gatherings and enjoying meals with family and friends. The master bedroom has been meticulously designed to create an oasis of tranquility. With its spacious layout, custom windows, and a luxurious 6-piece ensuite, it offers a perfect retreat. The walk-in closet, complete with its own private laundry, adds both convenience and elegance. Additionally, on the main floor, you will find a second bedroom with its own ensuite, as well as a lovely guest bathroom. The lower level of this home is fully finished and offers a multitude of entertainment options. A spacious rec area with a bar provides an ideal space for hosting parties and gatherings. Another living area, complete with a custom glass fireplace, offers a cozy spot for relaxation. The basement also includes two large rooms, a 3-piece bathroom, and laundry facilities. The meticulously landscaped backyard is a true haven, featuring a brand new double garage, a deck for outdoor enjoyment, and a fully fenced yard for privacy and security. Don't miss out on the opportunity to own this beautiful property that combines elegance, functionality, and a prime location.**

Inclusions: **Na**
Property Listed By: **Real Broker**

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









