



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10616 MAPLEGLLEN Crescent, Calgary T3J1X2**

MLS®#: **A2194505**

Area: **Maple Ridge**

Listing Date: **02/13/25**

List Price: **\$985,000**

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

**52**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Access:

Lot Feat: **Back Lane,Landscaped,Lawn**  
Park Feat: **Allay Access,Double Garage Detached,Garage Door Opener**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Washer/Dryer**  
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows,Wet Bar**  
Utilities:

Room Information

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

Room	Level	Dimensions
Dining Room	Main	11`8" x 12`2"
Bedroom - Primary	Main	17`10" x 12`10"
5pc Ensuite bath	Main	12`1" x 9`6"
Bedroom	Basement	10`6" x 9`6"
Other	Basement	11`0" x 4`11"
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 offers modern comfort and style, featuring two spacious bedrooms on the main floor, a brand-new kitchen with sleek appliances, elegant new flooring, and two luxurious 5-piece washrooms, all centered around a cozy fireplace. The fully finished basement adds versatility with two additional bedrooms, a full washroom, a wet bar, and another inviting fireplace, perfect for entertaining or guest accommodations. The exterior boasts new hardy board siding with smart board accents for durability and curb appeal, complemented by a double-car garage, a well-maintained backyard, and newly poured concrete sidewalks and steps, making this home both functional and charming.**

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**



















