



GRASSROOTS
REALTY GROUP

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171 Maple Court Crescent SE
Calgary, Alberta

MLS # A2185005



\$949,900

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,163 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Wet Bar

Inclusions: na

This larger Bi-Level home sits on a quiet tree lined side street in the wonderful community of Maple Ridge. FULLY RENOVATED FROM TOP TO BOTTOM. Measuring over 2200 square feet of developed living space, with a total of 4 bedrooms and 4 full bathrooms. The basement has large windows with a Large Family room with wet bar and cozy fireplace. Combine that with a flat roofed, oversized 23' x 21' double door, double garage and plenty of remaining yard space and all the pieces are there for you. RENOVATIONS Include (FLOORING , PAINT, HARDWARE, DOOR, WINDOWS, ROOF, FURNACE , HOT WATER TANK, BATHROOMS, KITCHEN, APPLIANCES, ROOF TOP PATIO WITH GLASS RAILING, EXTERIOR STUCCO, LIGHT FIXTURES, ELECTRICAL / PLUMBING AND HEATING SYSTEMS ARE ALSO REPLACED) A great location in the north east section of the community, you have a quick out onto Deerfoot and Blackfoot Trails yet are just off the golf course and walking distance to both the elementary and junior high schools.