



GRASSROOTS
REALTY GROUP

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10839 Mapleford Road SE
Calgary, Alberta

MLS # A2250205



\$985,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,328 sq.ft.	Age:	1967 (58 yrs old)
Beds:	6	Baths:	3
Garage:	Carport, Heated Garage, Rear Drive, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Wired for Sound		

Inclusions: TV in Kitchen, Garage Heater and Shelving on back wall. Exterior solar lights on posts and security cameras. Goove lighting on front of house only.

The moment you step through the front door, you'll be captivated by the grand entry, where glimmering marble inspired porcelain tile gleams and a spectacular chandelier, set the tone for this luxurious residence. This home has been meticulously maintained and beautifully appointed, offering elegance at every turn. So many features... ask your Realtor to share the Features in the Supplements. The main level showcases a stunning living room with expansive windows, a striking gas fireplace framed in marble, and custom built-in shelving. A gracious dining area with an elegant enclave flows seamlessly into the chef's kitchen. This kitchen is what dreams are made of, complete with premium stainless steel appliances, an oversized island, abundant storage, and a charming bay window overlooking the expansive deck. The primary suite is also located on the main level, offering a private retreat with its own ensuite and direct access to the deck for morning coffee or evening relaxation. In addition, two generously sized bedrooms and another full bath complete this level, all designed with luxury in mind. Not to mentioned the custom built-in shelving in the closets. Outdoor living is simply unbelievable. Step outside your kitchen door to the expansive deck and enjoy a hookup ready for your gas barbecue—perfect for entertaining or quiet evenings under the stars. On the lower level, a grand family room with a second fireplace offers the perfect retreat for Movie night. Three additional bedrooms provide incredible flexibility for guests, a home office, or a fitness space. Every bathroom is exquisitely finished with marble inspired porcelain tile and granite, ensuring a consistent sense of sophistication throughout. You'll also love your well designed heated garage with epoxy flooring, complete with built-in storage and shelving for the ultimate

in organization. This is truly a rare offering—luxury at its finest, inside and out. Attention to detail, modern comfort, and timeless style combine to create a one-of-a-kind home close to excellent schools, shopping, and recreation.