



GRASSROOTS
REALTY GROUP

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1240 Mapleglade Crescent SE
Calgary, Alberta

MLS # A2261189



\$950,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,365 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement: Fridge, Countertop Stove, Microwave Hoodfan, Bar Fridge

Open House Oct.5th from 11am-1pm Located in one of Maple Ridge's most desirable pockets, this STUNNING fully renovated bungalow offers a rare blend of modern comfort and active lifestyle. Just steps from Calgary's top city-owned golf course and a large community field, you'll enjoy year-round recreation from summer play and winter sledding to ski-in/ski-out cross-country skiing around the golf course. Driving up to the home you'll instantly notice the charming exterior with upgraded triple pane windows (2019) with tastefully chosen black trim against the white stucco cladding and columns with archways that provide architectural accents to the front facade. Stepping inside you're welcomed with LVP flooring and front to back sight lines that allow for maximum natural light. The kitchen was thoughtfully designed (2020) to maximize storage with Kingswood cabinetry, matte quartz countertops and an expansive island. With stainless steel appliances throughout (oven/fridge 2023) this kitchen is a chef's dream while allowing for seamless entertaining. The kitchen is complete with a bar fridge (2020) and views of your professionally landscaped backyard with a new fence (2024). The living room has 2 beautiful south facing windows that come equipped with automated blinds, space for your tv, and ties into the dining area which completes the main floor open concept living space. Heading into the primary bedroom you're spoiled with a large walk-in closet, a 4 piece ensuite with a curb-less shower and room for a king bed. The main floor is complete with 2 additional bedrooms, a 3 piece bathroom with ample of storage and an office bump out in the hallway. Heading downstairs (renovated 2019) you'll love the generous bar that has a sink, full sized fridge, dishwasher, stove top, microwave hood fan, island with bar stool seating and

storage! The basement has an open floor plan that's ideal for a media room, play area or multi-purpose space. There are two additional bedrooms downstairs with a 3 piece bathroom. The basement is complete with a laundry room (washer 2025), a tankless hot water heater (2020), high efficiency furnace & heat pump combination with Breath EZ filter (2023), rough-in electrical wiring in attic for future solar panels (2019), upgraded 100 amp electrical panel (2020), new PEX plumbing (2019), and additional storage. Enjoy consistent indoor comfort and improved air quality year-round even during smoky wildfire summers. The backyard has been maximized and allows for multiple living spaces and trailer storage! With a poured concrete sitting area, fire-pit area and grass for the kids, this is the perfect backyard with multiple uses. The front detached garage is drywalled and insulated with a sub panel, 220V plugs & plenty of room measuring in at 22 x 23. Other features include 2016 shingles, R50 attic insulation, ample parking, paved alley, quiet location with little to no traffic, easy access to main roads, professional interior design & mature, safe neighborhood