



GRASSROOTS
REALTY GROUP

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10423 Mapleridge Crescent SE
Calgary, Alberta

MLS # A2281671



\$850,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,478 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Attached, Heated Garage, Multiple Driveways, F		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Stone Counters		

Inclusions: n/a

WELCOME HOME! This Gorgeous EXTENSIVELY RENOVATED BUNGALOW with RARE Attached HEATED DOUBLE GARAGE is all about Location, Location, Location! Nestled on a MASSIVE 70ft WIDE LOT on one of only a few PREMIER Golf Course Adjacent streets in Maple Ridge, this Beautifully Crafted & FULLY DEVELOPED Family Home is a Haven of tranquility. Boasting more than 2700ft over 2 levels, the main level showcases an Expansive & Welcoming Open Concept design highlighted by a Freshly Painted neutral color palette, Luxury Vinyl Plank Flooring & an abundance of NATURAL Light compliments of the Large VINYL WINDOWS throughout. This home is truly made for ENTERTAINING & Everyday Living, from the Spacious CHEF'S KITCHEN featuring High End STAINLESS Steel VIKING Appliances, STONE Counters & ISLAND Eat-Up Breakfast Bar overlooking the backyard, to the adjoining Breakfast Nook with COFFEE & DRINK BAR, Separate Dining Area, Open OFFICE/FLEX Area & Lovely Living room - providing a warm & inviting space to relax & entertain, or just curling up with a good book… This is the Heart of the Home! When it’s time to unwind the day, let the stress melt away… your Private Master Retreat awaits, featuring His & Hers Closets & Spa-Inspired ENSUITE with Oversized accessible WALK-IN Shower! Completing the main level is an updated 4pc Full Bath conveniently tucked away from the main living areas. Looking for even MORE SPACE to entertain? The classy open riser staircase leads you down to your Expansive Fully DEVELOPED Lower Level featuring a FAMILY/THEATRE Room, a separate GAMES/REC area & additional SITTING/READING area, 2 Large Bedrooms & your 3rd FULL BATH. Craft the Man/Woman Cave of your dreams down here, where you can hang out with the family &

enjoy Movie Nights or have friends over & host the Big Game! A HUGE Utility/Laundry Room (with extra storage space) completes this level. Also enjoy NUMEROUS UPGRADES around the home including Electrical/Lighting upgrades, 200AMP Panel, High-Efficiency Furnace & more! Stay cool & comfortable on hot summer days with the convenience of CENTRAL AIR CONDITIONING, or Step outside into your Sprawling Sunny Southwest Facing Backyard where you can sit back & relax in your lounge chair on the Large Deck, enjoy drinks around the fire on the Concrete Pad (or future Hot Tub location), BBQ & entertain Friends & Family or create the garden of your dreams! Your Backyard also provides direct alley access with additional RV PARKING PAD! Prime Location steps from Ponds & Pathways, Playgrounds & Greenspaces & across the street from Golf Course homes valued at well over \$1 MILLION. Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!