



**10220 Maple Grove Place SE  
Calgary, Alberta**

**MLS # A2310041**



**\$749,000**

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, See Remarks		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lev		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Granite Counters, See Remarks, Wet Bar, Wood Windows		

**Inclusions:** Pergola on back deck is included, shed in backyard, Murphy Bed in lower level

Welcome to 10220 Maple Grove Place SE. Tucked away on a quiet cul-de-sac in the highly desirable community of Maple Ridge, this charming 3-bedroom, 2.5-bathroom bungalow sits on an impressive 7,600 sq ft lot and offers the perfect blend of timeless character and thoughtful modern upgrades. Lovingly maintained and extensively renovated over the years, this is the kind of home that feels warm and welcoming the moment you walk in. The main floor features a bright, open-concept layout centered around a fully renovated kitchen designed for both everyday living and entertaining. Home chefs will appreciate the “six-burner gas range, all BOSCH appliances (refrigerator, dishwasher, washer/dryer), pantry pull-out organizers, and exceptional storage throughout. The space flows seamlessly into the dining and living areas, creating an inviting atmosphere for gatherings with family and friends. Original “oak hardwood floors add warmth and character to the home and can easily be refinished to match any design style. The primary bedroom includes a walk-in closet and private ensuite powder room, while the beautifully updated main bathroom and fully remodeled basement bathroom both feature heated floors, adding an extra touch of comfort. Extensive whole-home upgrades provide both peace of mind and long-term value, including main floor soundproofing, Replaced glass for windows, a recently replaced roof, new soffits, eavestroughs, parging, and an upgraded electrical panel with updated wiring throughout the kitchen, living room, and dining room. Step outside and the backyard truly becomes an extension of the home. With over \$100,000 invested into the outdoor spaces, this property has been thoughtfully designed for relaxing and entertaining alike. Enjoy summer evenings on the luxurious wooden deck, complete with a

3-season Lousol gazebo (YouTube link for the model and features: [https://youtu.be/hk1fLqo\\_7\\_w?si=Qp0La8Is5Hjtrr5l](https://youtu.be/hk1fLqo_7_w?si=Qp0La8Is5Hjtrr5l)) and built-in infratec infrared heaters, surrounded by mature trees and beautifully established perennial flowers. The yard offers privacy, beauty, and space rarely found in today's market. The double detached garage includes upgraded electrical (220V) and a new garage door, while still leaving plenty of room in the yard for kids, pets, gardening, or future possibilities. Located close to excellent schools, parks, golf, and major commuter routes, Maple Ridge remains one of Calgary's most sought-after established communities. Come see this gem before it's gone!