



GRASSROOTS
REALTY GROUP

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10719 Mapleglen Crescent SE
Calgary, Alberta

MLS # A2318897



\$1,068,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,901 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home		

Inclusions: Soffit lighting and cameras

Tucked away on a quiet street in highly desirable Maple Ridge, this beautifully updated family home blends thoughtful design with everyday comfort. Offering 5 bedrooms, 4 bathrooms, and a double attached garage accessed from the paved rear laneway, it provides exceptional versatility for a growing family. An expanded poured walkway leads to the refreshed exterior, framed by mature trees and low-maintenance landscaping, and wraps to a secondary entry connecting the mudroom to the garage and home. Inside, the foyer opens to narrow-plank hardwood that pairs original charm with modern refinement. The main floor's centerpiece is the curated kitchen and living area, where every detail has been intentionally selected. A striking 10-ft waterfall island, finished in white stone threaded with soft gold veining, sets the tone for the space. Above it, three glass pendants with subtle gold accents echo the warm hardware throughout the kitchen. Along the windowed wall overlooking the backyard, the double sink with gold faucet adds a beautiful touch of elegance, tying together the cabinetry's clean lines and the island's warm tones. The gloss-white panel fridge blends seamlessly into the white cabinetry, creating a smooth, cohesive look that elevates the entire room. A coffee nook, abundant counter space, and an eat-in breakfast area complete this inviting, design-forward space. The sunken family room sits just beyond the kitchen and is anchored by a bold black fireplace that adds depth and contrast to the home's warm palette. Large windows and sliding doors bring in natural light and offer views into the extra wide and fully fenced backyard with concrete patio, creating a comfortable and connected gathering space. This level also includes a flexible bedroom that works well as an office or guest room, a discreet three piece bathroom, and a well

appointed mudroom with cabinetry and bench seating. A skylight fills the mudroom with natural light and highlights a unique architectural detail, the exposed brick backside of the fireplace, which adds charm and character to this practical everyday entry point. The mudroom connects directly to the oversized garage and the paved rear laneway. The lower level offers a cozy recreation room, a laundry area, a three piece bathroom, and a bright bedroom with a large connecting closet space. Upstairs, hardwood continues into the generous primary bedroom with a three piece ensuite and a double closet. A central four piece bathroom serves the two additional bedrooms on this level. Recent updates include a new roof, select window replacements, and under soffit lighting that provides seasonal ambience. Presented in beautiful condition, this home offers a rare combination of space, thoughtful updates, and an exceptional location close to commuter routes, schools, shopping, and transit. A fortunate new family will be proud to call this Maple Ridge property home.