



**10435 Mapleridge Crescent SE
Calgary, Alberta**

MLS # A2322834



\$759,900

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,465 sq.ft.	Age:	1967 (59 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Black fridge in basement

Nestled on a quiet street in the highly sought-after community of Mapleridge, this spacious bungalow offers a rare combination of comfortable living today and exciting possibilities for tomorrow. The beautifully landscaped yard is designed for easy enjoyment, featuring an irrigation system, a large awning-covered patio, and a private west-facing backyard surrounded by newer cedar fencing—perfect for relaxing summer evenings, entertaining friends, or watching the kids play. A double detached garage and dedicated RV parking pad provide exceptional flexibility for vehicles, hobbies, and storage. Inside, you'll find a well-maintained home with timeless hardwood and tile flooring, a cozy gas fireplace, steam room in the basement bathroom, central air conditioning, and a newer high-efficiency furnace (2020) for year-round comfort. The convenience of a main floor laundry adds to the home's functional layout. The developed basement offers outstanding versatility, with ample space and the potential to easily add two additional large bedrooms. A substantial workshop and storage area make it ideal for hobbyists, DIY enthusiasts, or growing families needing extra room. Whether you're a young family looking to establish roots in one of Calgary's most desirable neighbourhoods or a developer seeking future opportunities, this property presents exceptional value and endless potential. Don't miss your chance to make this Mapleridge gem your own.