



**GRASSROOTS**

REALTY GROUP

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**20 Mapleburn Drive SE  
Calgary, Alberta**

**MLS # A2323318**



**\$879,900**

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

A Home Where Family Memories Are Made Imagine your children walking safely to school, summer evenings spent cycling along nearby pathways, weekends on the golf course, and coming home to a beautifully renovated bungalow tucked away on one of Maple Ridge's most desirable streets. Welcome to 20 Mapleburn Drive SE. Offering over 2,700 square feet of developed living space, this oversized bungalow perfectly balances modern comfort with timeless family living. From the moment you step inside, you'll appreciate the bright open-concept design where natural light pours through the home, creating a warm and inviting atmosphere. The spacious main level is designed for gathering, whether you're hosting family celebrations, enjoying quiet mornings with a coffee, or helping the kids with homework around the kitchen. The main floor features three generous bedrooms and two full bathrooms, including a stunning primary retreat that feels more like a luxury hotel retreat than a bedroom. Complete with a spa-inspired ensuite and an expansive walk-in closet, it's the private sanctuary you've been dreaming about after a busy day. The lower level continues to impress with another 1,370 square feet of fully developed space. Here you'll find a massive recreation room ready for movie nights, game days, a home gym, or a play area for growing families. An additional large bedroom, full bathroom, and extensive storage rooms ensure there's space for everyone and everything. Location is where this home truly shines. Situated just minutes from Willow Park Golf & Country Club, you'll enjoy the serenity of one of Calgary's most established and prestigious communities while remaining close to every convenience imaginable. Excellent schools, shopping, restaurants, parks, pathways, and major commuter routes are all within easy reach, making daily life effortless. For car

enthusiasts, hobbyists, or those simply needing additional storage, the large double detached garage provides the perfect finishing touch. Maple Ridge has long been known as one of Calgary's hidden gems—a mature community where neighbours know each other, children play outside, and families put down roots for generations. Opportunities to own a move-in-ready bungalow of this size and quality in such a coveted location are increasingly rare. This isn't just a house—it's the setting for your family's next chapter.