

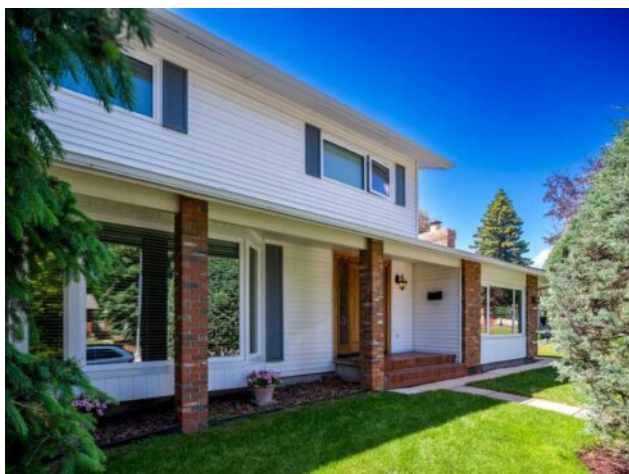


GRASSROOTS
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10723 Maplebend Drive SE
Calgary, Alberta

MLS # A2325046



\$1,175,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Heated Garage, Off Street, Oversized, Triple G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Vinyl Windows		

Inclusions: T.V. in basement, refrigerator in basement, built-in BBQ on deck

Welcome to this beautifully maintained, turn-key home in the highly sought-after community of Maple Ridge. Offering the perfect blend of comfort, quality, and functionality, this move-in ready property showcases true pride of ownership throughout. Featuring three bedrooms, a fully developed basement, and numerous quality updates, this is a home you'll be proud to call your own.

First impression beings as soon as you arrive with well a maintained yard and the impressive solid mahogany front door, offering a timeless and elegant entrance into the home. Inside, you'll find stunning hardwood flooring that flows through the spacious living and dining rooms, while the cozy den is anchored by a charming wood-burning fireplace perfect for relaxing evenings with family and friends. The beautifully remodeled kitchen (2012) combines timeless style with everyday practicality, featuring built-in appliances, granite countertops, a large farmhouse sink, and an oversized window overlooking the private backyard.

The upper level offers two spacious secondary bedrooms, a full main bathroom, and a well-appointed primary retreat complete with a generous five-piece ensuite, creating a comfortable and functional layout for the whole family. The fully developed basement provides excellent additional living space, including a versatile flex room that could easily become a fourth bedroom with the addition of an upgraded egress window.

Step outside and enjoy the private, west-facing backyard, complete with a

spacious deck and pergola with a built-in BBQ—ideal for entertaining or simply unwinding while taking in the afternoon and evening sun. The paved back alley leads to an exceptional heated, detached triple-car garage wired with 220 Volt, vaulted ceilings, providing ample space for vehicles, hobbies, or a workshop. The car lift is also negotiable, making this an outstanding opportunity for automotive enthusiasts. Enjoy added peace of mind with major updates already completed, including the roof and windows (2018), as well as the hot water tank and water softener (2019). Located within walking distance to schools, parks, and everyday amenities, this exceptional Maple Ridge home is also just minutes from the community golf course, offering an outstanding lifestyle in one of the city's most desirable family neighbourhoods. Book your showing today before this home is gone.