



GRASSROOTS
REALTY GROUP

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20 Mapleglade Close SE
Calgary, Alberta

MLS # A2327821



\$1,340,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2 full / 3 half
Garage:	Concrete Driveway, Double Garage Detached, Drive Through, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Kitchen Island, Walk-In Closet(s), Wired for Sound		
Inclusions:	Hottub - Negotiable		

Welcome to this charming and thoughtfully renovated four bedroom, 3.5-bath home offering over 3,000 sq ft of finished living space on a private, treed lot in a quiet, family-friendly neighbourhood. Ideally situated backing onto the beloved Maple Ridge ravine, enjoy picturesque views of the Maple Ridge Golf Course, and access to one of the area's favourite winter sledding spots. Beautiful wide-plank rift white oak flooring flows throughout the home, while bright bay windows fill the home with natural cross light. Multiple living spaces provide room for the whole family, including a secondary living room featuring a wood-burning fireplace. The second floor hosts three bedrooms, including a spacious primary retreat complete with a large walk-in shower. A fourth bedroom in the basement provides flexible space for guests, a home office, or family. Outside, upgraded Hardie board siding and a spacious deck create a private outdoor escape, complemented by a newly levelled and landscaped backyard with all-new fencing. Additional highlights include custom closet built-ins, home sound wiring, and an oversized double detached heated garage. The finished basement, complete with a new bar area and additional living space, makes this home as ready for hosting as it is for enjoying quiet nights at home. Book your showing today!