



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**10416 Mapleridge Crescent SE
Calgary, Alberta**

MLS # A2329062



\$1,150,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,948 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All closet organizers, shelving units & TV with wall mount in office, TV wall mount in family room, wall mounted hideaway bed, fridge & freezer in basement, 3 sheds plus 2 benches & bird bath in backyard, work bench and 2 attached cabinets in garage

Welcome to a one-of-a-kind home that combines timeless character and modern comfort. Located in Calgary's hidden gem community, Mapleridge, this lovely home is nestled on a beautiful, quiet street and lays claim to one of the most coveted lots backing onto the Mapleridge Golf Course! This exceptional property offers a rare combination of privacy, space, and an outdoor setting that's second to none. Boasting over 2,400 sq. ft. of functionally designed living space, plus a partially finished basement, this home has been meticulously updated and maintained over the past 3 decades and is ready for its next chapter. Featuring 4 bedrooms and 3.5 bathrooms, there's plenty of room for growing families, entertaining guests, or creating the home office and crafting room you've always wanted. Warm hardwood flooring, rich oak cabinetry and a cozy gas fireplace fill the home with an inviting atmosphere and the large kitchen with granite counter tops and eating bar will be the place you create meals and memories with your family. Upstairs, a spacious primary bedroom with a beautiful view across the back yard, onto the treed green space of the 12th hole provides a peaceful escape at the end of the day where you'll also appreciate an ensuite with jetted tub, tiled shower and dual sinks. Completing the second floor are 2 additional large bedrooms, both with dedicated bathrooms, and an office/library/entertainment space, great for the entire family to use. Built-in cabinetry and closet organizers throughout the home add convenience and organization to everyday living. Step outside and discover what truly sets this property apart. In the front you'll enjoy sipping your morning coffee or chatting with the neighbours on the huge southwest-facing covered porch. If privacy is what you need, the beautifully landscaped backyard is a haven featuring

underground sprinklers, mature trees, deck with expansive patio, and three storage sheds. This large ‘park-like’ yard has played host to a wedding and many large family get-togethers. Imagine what unforgettable celebrations you could plan! The double detached garage could become the workshop you’ve always wanted with plenty of room to expand out back and the option to connect the available gas line for heat. Additional perks include central air conditioning, an abundance of storage in the basement, a complete repaint both inside and out (2026), new furnace and new front and side entry doors (2025), hot water tank (2024) as well as washer, dryer, and dishwasher—all replaced within the past three years. Homes offering this much character, space, and an incredible golf course setting rarely become available. Whether you’re looking for room to grow, a place to entertain, or simply a home that feels truly special, this exceptional Mapleridge property wants to meet you. Book your viewing before this opportunity slips away.