



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

228 Maple Court Crescent SE
Calgary, Alberta

MLS # A2329339



\$670,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,141 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Shed, Appliances AS IS

Large lot with gorgeous, mature landscaping, sunny SW backyard exposure and a RARE over-sized detached garage (24'x24'). Awaiting your personal touch, this charming bungalow offers approximately 2,002 SF of space to create your dream home! With 3+1 bedrooms, 2.5 bathrooms situated in the heart of Maple Ridge, this bungalow has the bones to offer endless potential for those who want to bring their renovation ideas to life. Outside you will love the private backyard with expansive patio (22'x13') and garden boxes making a perfect space for hosting and gardening. Easy access to major routes such as Deerfoot Trail and Southland Drive ensures a smooth commute, while golf enthusiasts will appreciate the proximity to the Maple Ridge Golf Course. Shopping and dining options abound at nearby Southcenter Mall, several restaurants and coffee shops within walking distance and an abundance of amenities. Surrounded by top-rated schools, scenic parks, and numerous amenities...an incredible opportunity to create your dream home today! A must see to appreciate!