



**GRASSROOTS**  
REALTY GROUP

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10720 Maplecrest Road SE  
Calgary, Alberta

MLS # A2329805



**\$814,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Maple Ridge            |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey Split         |        |                   |
| Size:     | 1,766 sq.ft.           | Age:   | 1967 (59 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Back Lane, Back Yard   |        |                   |

|             |                                                |            |      |
|-------------|------------------------------------------------|------------|------|
| Heating:    | Forced Air                                     | Water:     | -    |
| Floors:     | Hardwood, Tile                                 | Sewer:     | -    |
| Roof:       | Metal                                          | Condo Fee: | -    |
| Basement:   | Full                                           | LLD:       | -    |
| Exterior:   | Wood Frame                                     | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                | Utilities: | -    |
| Features:   | Kitchen Island, See Remarks, Separate Entrance |            |      |

|             |    |
|-------------|----|
| Inclusions: | na |
|-------------|----|

UPDATED KITCHEN WITH GRANITE COUNTERTOPS & FULL-HEIGHT CABINETRY | EXTENSIVE INTERIOR AND EXTERIOR UPGRADES | NEWER BATHROOMS | INTERLOCKING METAL ROOF ON THE HOME AND GARAGE | EUROLINE WINDOWS | TWO HIGH-EFFICIENCY FURNACES | LANDSCAPED YARD WITH IRRIGATION | LARGE ENTERTAINING DECK | GREAT MAPLE RIDGE LOCATION CLOSE TO GOLF COURSES, TENNIS AND PICKLEBALL COURTS

Welcome to this beautifully updated two-storey split home, ideally situated on a quiet street in the established community of Maple Ridge. Thoughtful renovations throughout the home combine modern style, everyday comfort and long-term peace of mind. The updated kitchen features granite countertops, full-height cabinetry, stainless steel appliances and heated tile flooring, creating a functional and inviting space for cooking and gathering. Updated flooring, baseboards and fresh paint continue throughout the home, while renovated bathrooms add a clean, modern feel. The family room is anchored by a fireplace surrounded by custom built-in cabinetry, adding warmth, character and valuable storage. Additional upgrades include Euroline windows, Hunter Douglas custom window coverings, an interlocking metal roof on both the home and garage, Gutter Express eavestroughing and two high-efficiency furnaces. Outside, the landscaped yard features an irrigation system and a large deck with plenty of room for family gatherings, summer barbeques or relaxing outdoors. Enjoy a convenient location just one block from a playground, approximately two blocks from a bus stop and within a five-minute drive of the community centre. Maple Ridge offers access to public, separate and French-language schools, with golf, shopping, major roadways and everyday amenities only minutes away.