



GRASSROOTS
REALTY GROUP

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152 Mapleburn Drive SE
Calgary, Alberta

MLS # A2338995



\$1,150,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,054 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Gazebo, Landscaped, No Neighbours Behind, On Golf Course, Pie Shaped L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: alarm system hardware only, fridge in basement, backyard shed, gazebo, bench, veggie pod, bird bath and 3 blue Adirondack-style lounge chairs on lower backyard patio

Beautiful, tastefully updated and maintained executive home, perfectly situated on a huge pie lot overlooking the 9th fairway of Maple Ridge Golf Course! Lovely curb appeal and offering over 2500 square feet of functional living space on all 4 levels. Fantastic main floor plan, featuring a large and welcoming foyer open to a spacious living room with corner gas fireplace and comfortable dining room with spectacular views of golf course. Incredible gourmet kitchen, including expansive quartz countertop, loads of cabinetry and professional appliances. The upper level consists of 3 generous sized bedrooms, including master suite with 4-piece ensuite bath and walk in closet. The lower level is comprised of a cozy family room with built-ins and adjoins a spectacular sunroom with vaulted ceiling and filled with a wall of windows to let in the sunshine. The sunroom is also home to a built-in hot tub room. The basement is host to a large recreation room, 4th bedroom and an abundance of storage. This special home features stunning hardwood floors, central air-conditioning, irrigation system, gemstone lighting and more! Enjoy a gorgeous, landscaped backyard with 2 patios, gazebo and 2 car attached garage with epoxied floor and wall to wall slatwall paneling for all your storage needs. Fabulous location! A wonderful place to call home!