



GRASSROOTS
REALTY GROUP

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10403 Maplemont Road SE
Calgary, Alberta

MLS # A2346092



\$1,180,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,438 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Dry Bar, Storage, Walk-In Closet(s)		

Inclusions: Shed, Gazebo

Check out the video tour! OVER 2800 SF. OF BEAUTIFULLY DEVELOPED LIVING SPACE, COMPLETELY REBUILT IN 2024. A RARE OPPORTUNITY IN MAPLERIDGE—THE CHARACTER OF AN ESTABLISHED COMMUNITY WITH THE CONFIDENCE OF A NEW BUILD. Homes like this simply don't come along often. Completely rebuilt from the foundation and studs up in 2024, this exceptional 4-level split, gives you something incredibly difficult to find in one of Calgary's most sought after mature communities: the location you want, without inheriting the age of the home. Forget the typical concerns that can come with buying an older property. This home was rebuilt with new electrical, new plumbing, new windows, new roof, new furnace, new hot water tank, new modern finishes throughout (new everything!), giving you the charm, trees and established surroundings of Mapleridge without wondering what expensive system or component may need replacing next. And the setting is just as special. Situated on a beautiful corner lot surrounded by green space, backing onto a paved lane, the property feels remarkably quiet, private and tucked away. A welcoming front porch adds to the curb appeal, while the beautifully designed outdoor oasis creates an incredible extension of the living space. Inside, the home is sophisticated, fresh and anything but ordinary. The stunning kitchen is finished with high end GE Café appliances and elevated details throughout, while a gorgeous gas fireplace brings warmth and atmosphere to the main living space. Two separate living areas, plus added flex space, provide the flexibility families actually want, room to entertain, relax and spread out without sacrificing style. Offering 4 bedrooms and 3 full bathrooms, the multi-level design creates natural separation and privacy. The fourth level is a retreat of its

own, making it ideal for guests, teenagers, extended family or a private getaway. A large dedicated laundry room adds another layer of everyday functionality. This isn't an older Mapleridge home that has simply been cosmetically renovated. It was rebuilt. Behind the beautiful finishes are the major systems, infrastructure and components you would expect from a new home, something exceptionally rare in a mature community like this. New home confidence. High end finishes. Mature trees. Green space. Privacy. And one of Calgary's most coveted established communities. Not to mention the proximity to downtown, all amenities, schools, parks, golfing and everything in between. Why choose between a brand new home and an established neighbourhood when you can have both? Book your showing today and make sure to check out the pre-listing inspection for even more ease of mind!