



GRASSROOTS
REALTY GROUP

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10528 Mapleridge Crescent SE
Calgary, Alberta

MLS # A2347418



\$1,299,900

Division:	Maple Ridge		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,169 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Cedar Shake
Basement:	Full
Exterior:	Cedar
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

A rare find backing directly onto Maple Ridge Golf Course! This 5-level split sits on a large pie-shaped lot of over 8,500 sq ft and offers 2,169 sq ft above grade with 3,588 sq ft of total living space, giving a growing family room to live, work and play. This home is in excellent condition and has been well cared for. The setting speaks for itself. The wide, fully fenced backyard opens to the fairways, with mature trees that provide excellent shade through the summer months and privacy year-round. Relax on the above ground deck. Gather around the fire pit on summer evenings or greet neighbours from the large front porch. The main level features a traditional living room with rich woodwork, and adjacent dining room for family dinners and entertaining, and a beautiful kitchen with granite counters, stainless steel appliances including a gas stove, and ceramic tile floors. Hardwood flooring adds warmth throughout. Just up from the main, the second level offers two well-sized bedrooms, a 5-piece main bathroom, and den/office, ideal for working from home or a quiet homework space. The entire top level is dedicated to the primary suite, a private retreat with a generous sized walk-in closet and a spacious 5-piece ensuite for complete privacy including the oasis soaker tub. Below grade, the walk-out lower level is made for family time. The family room with fireplace opens directly to the backyard, with a 3-piece bathroom right beside it. A fourth bedroom and laundry room are also on this level, great for teens, guests or extended family. The fully finished basement adds a massive 651 sq ft rec room with space for games, a play area, a home gym or a theatre setup. A 5-level split separates everyday living from quiet spaces better than most floor plans, so everyone has room to spread out. All three bathrooms have been remodelled, and the oversized 528 sq ft double detached garage offers room for

vehicles, tools and storage. Maple Ridge is one of Calgary's most established southeast neighbourhoods, part of the Willow Ridge Community Association, which serves Willow Park and Maple Ridge. Residents enjoy a community centre, outdoor skating rink, tennis and pickleball courts, a community garden, and year-round programs for kids and adults. Schools, shopping and transit are close by, and downtown is an easy commute. Golf course living, a large, treed lot, room for the whole family and a pre-inspected home in excellent condition. Homes like this rarely come to market. Book your private showing today!