



GRASSROOTS
REALTY GROUP

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10607 Maplecreek Drive SE
Calgary, Alberta

MLS # A2348433



\$699,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Mid century character, immaculate condition and one of southeast Calgary's most quietly coveted locations. Welcome to this beautifully maintained 1967 bungalow in Maple Ridge, a home that has been owned and loved by the same family for 31 years and carries all the warmth, care and good energy that comes with that kind of history. Whether you are drawn to its wonderfully preserved retro charm, looking for a home with exceptional bones to renovate over time, or dreaming of creating something entirely your own, this is the kind of property that offers options rather than limitations. The architecture immediately sets it apart with its low sloping roofline, wide overhangs, vertical exterior siding, integrated front drive garage, brick chimney and a dramatic wall of windows that floods the main living spaces with natural light. Inside, the original mid century influence continues with hardwood flooring, generous principal rooms, an open living and dining area, central air, wood burning fireplaces, and large windows framing the mature streetscape outside. The kitchen is spacious and functional with plenty of cabinetry and room to reimagine, while the main level bedrooms offer comfortable proportions and flexibility for family, guests or office space. Downstairs, the lower level provides an incredible amount of additional living space with a large recreation area, fireplace, wet bar, bathroom, laundry and storage, offering excellent potential to update while retaining some of the home's fabulous personality. Outside is where the value of an established neighbourhood really shows. Mature trees, substantial landscaping, a generous lawn and a private rear yard create the kind of setting that simply takes decades to grow. A raised deck adds outdoor living space, while the attached garage provides everyday convenience and additional storage. The home has been carefully

maintained throughout its longtime ownership and is exceptionally clean, making it easy to move in and enjoy while deciding what the next chapter should look like. And then there is Maple Ridge itself. Established in the 1960s, this intimate southeast community sits beside Willow Park, across from Lake Bonavista and close to Acadia, offering mature streets, generous lots and remarkable access to the rest of Calgary. Maple Ridge Golf Course, a City of Calgary 18 hole public course, wraps around the community, while schools, parks, shopping, restaurants and everyday amenities are all close at hand. Southcentre, major retail corridors and recreation are nearby, with quick connections to Southland Drive, Anderson Road and Deerfoot Trail making downtown, the airport and routes west remarkably convenient. This is a home with good bones, genuine character and a location that has only become more valuable with time. Love it exactly as it is, honour the mid century style, or create the dream renovation. Either way, this one feels ready for another long and happy chapter.