



GRASSROOTS
REALTY GROUP

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10411 Maplecreek Drive SE
Calgary, Alberta

MLS # A2348516



\$995,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,317 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Treed		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: None

Welcome to a beautifully maintained and thoughtfully updated 4-bedroom, 3.5-bathroom home offering 2,650 sq. ft. of inviting living space, exceptional functionality and wonderful curb appeal. A low-maintenance yard, charming courtyard and abundance of windows create a warm and welcoming first impression. Step inside to a bright and spacious main level designed for both everyday living and entertaining. The beautifully updated kitchen features a large quartz island, updated cabinetry and appliances, including an induction range, plus a convenient 3-stage water filtration system. Numerous updates have been completed within the past five years, including windows, flooring, kitchen cabinetry, appliances and paint throughout. The open main living area is filled with natural light and flows effortlessly into the lower level with a cozy family room featuring a gas fireplace and TV area. Just around the corner is a 4th bedroom and convenient powder room. A separate formal living and dining area offers an elegant space for entertaining, with large windows and skylights bringing in an abundance of natural light. Patio doors lead to a cozy deck — an inviting spot to relax, entertain or enjoy your morning coffee. The second floor offers three bedrooms, including the primary suite with the ensuite. The oversized heated oversized double garage is a standout feature, offering generous room for vehicles, storage and projects, complete with a workbench. The basement provides even more versatility with a spacious flex room ideal for a home office, gym, media room or additional recreation space. A brand-new 3-piece bathroom is plumbed and wired for a future steam shower. An expansive undeveloped storage area measuring approximately 17'7" x 25'2" provides excellent additional storage and future possibilities. Additional highlights include two

furnaces, two A/C units and a hot water tank replaced approximately one year ago. With its generous living space, extensive recent updates, abundance of natural light and exceptional garage and storage options, this is a home that offers both comfort and flexibility for years to come. This home is ideally located for convenience and lifestyle, with a 18-hole public golf course just 4 mins away, two elementary schools within an easy 5 minute walk, and a nearby shopping center offering everyday amenities close to home. The combination of thoughtful updates, comfortable living spaces and an exceptional location makes this a home you will want to see in person. A Must See To Truly Appreciate All It Has To Offer!