



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

936 Mapledale Place SE
Calgary, Alberta

MLS # A2349763



\$995,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,348 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: Pool Table and accessories, Shed, Freezer As Is, Garden accessories

Nestled within the desirable community of Maple Ridge, this charming, brick bungalow style home with bright, sunny rear extension presents an amazing opportunity to create your dream home! Situated on a quiet cul-de-sac and on an over-sized lot (OVER 1/5 acre pie-shaped!) showcasing INCREDIBLE landscaping and expansive patio spanning throughout the backyard oasis. Immaculately cared for, the home unfolds with a bright and open floorplan over 2,348 SF above grade, complemented by a finished basement offering an additional 1,900 SF of living space. The main floor features a front living room leading to the beautifully updated kitchen with quartz counters, a kitchen island with breakfast bar and upgraded appliances to include a warming drawer and downdraft range hood. The spacious dining area enjoys a wood burning fireplace and transitions to the family room with soaring two story height vaulted ceilings adorned with skylights creating a bright and airy ambiance. The family room also gives access to the open to below loft. Additionally on the main floor, you will find a mud room, sun room, 2 guest bedrooms which share a 3 piece bathroom and a master suite with a 3 piece ensuite bathroom. The basement is finished with a fourth bedroom, ample storage and additional living area offer flexibility and versatility, alongside convenient laundry room. Outside, provides a wonderful spot to relax and enjoy the meticulously maintained backyard, complete with an irrigation system for effortless upkeep. With an oversized, double garage and steps to schools and parks out your back gate, this is the perfect place to call home.