



GRASSROOTS
REALTY GROUP

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176 Mapleburn Drive SE
Calgary, Alberta

MLS # A2351129



\$849,900

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,458 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Incredible value on an exceptional golf course lot. Perfectly positioned backing onto the 9th tee box of Maple Ridge Golf Course, this beautifully updated bi-level offers a rare opportunity to enjoy one of Calgary's most sought-after established communities. Combining an outstanding location with extensive updates—including a brand new roof, fresh paint throughout, and new carpet—this home is truly move-in ready. Thoughtfully designed for both everyday living and entertaining, the heart of the home is the beautifully appointed kitchen featuring rich dark maple cabinetry, granite countertops, a large central island, built-in pantry, abundant prep space, stainless steel appliances, and a convenient beverage centre. The adjoining living room is warm and inviting, highlighted by a charming wood-burning fireplace and large windows that showcase the beautiful golf course setting. The main level offers three generous bedrooms, including a spacious primary retreat complete with a beautifully updated 3-piece ensuite. The fully developed lower level expands the living space with a large recreation room centered around a natural gas fireplace, a fourth bedroom, a 3-pc bathroom, and plenty of room for family, guests, or a home office. Step outside onto the expansive composite deck with glass railings and enjoy the sunny southwest exposure overlooking the beautifully landscaped backyard and the golf course beyond—a truly exceptional setting for relaxing or entertaining. Additional highlights include an oversized double attached underdrive garage, updated windows and exterior doors, and an unbeatable location close to excellent schools, parks, shopping, transit, and major roadways. Offering an outstanding combination of location, updates, and lifestyle, this is a rare opportunity in one of Calgary's most desirable family

communities.