



GRASSROOTS
REALTY GROUP

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10723 Maplebend Drive SE
Calgary, Alberta

MLS # A2351261



\$930,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, Triple		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Reverse Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Soaking Tub, Storage		

Inclusions: T.V. in basement, refrigerator in basement, built-in BBQ on deck

Incredible opportunity in this meticulously cared for Maple Ridge residence! A truly special home with functional layout and beautiful updates featuring 2,426 SF of developed living space with 3+1 bedrooms, 2.5 bathrooms. RARE heated/over height detached TRIPLE-car garage designed to accommodate a "Lift". Immediately you will love the charming curb appeal, beautifully landscaped yard and impressive solid mahogany front door welcoming you inside where gleaming hardwood flooring flows through the spacious living, dining and three bedrooms upstairs. The thoughtfully renovated kitchen is a Chef's dream with built-in stainless steel appliances, granite countertops, a large stainless farmhouse sink, extensive cabinetry, and garden door access to the sunny WEST facing backyard and expansive, partially covered deck (10'x31') with built-in Stainless Fire Magic BBQ. A family room with cozy wood-burning fireplace and powder room complete this level. Upstairs you'll find 2 guest rooms which share a 4 piece bathroom as well as a primary retreat showcasing a 5-piece ensuite with dual sink vanity, soaker tub and separate shower. The basement is developed with a large recreation room, 4th bedroom, laundry room and ample storage. The paved back alley provides convenient access to the garage, featuring vaulted ceilings, 220-volt wiring, and abundant space, making it perfectly suited for car enthusiasts, hobbyists or tradespeople (car lift is negotiable). Notable updates include the roof, windows, kitchen and more. Ideally located within walking distance of schools, parks, and just minutes from two golf courses, this exceptional Maple Ridge home offers the perfect combination of comfort, convenience, and lifestyle. Close to major transportation routes and downtown! Book your showing today! Possession is negotiable.

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