



**GRASSROOTS**  
REALTY GROUP

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**10608 Mapleglen Crescent SE**  
**Calgary, Alberta**

**MLS # A2239574**



**\$699,900**

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Alarm, TV Mount in Basement

Incredible value for this move-in ready home in a fabulous location in desirable Maple Ridge. Welcome to 10608 Mapleglen Crescent & to this 4 bedroom home that offers 2200 square feet of living space in what you will find to be a great floor plan for your family. This floor plan is so efficient & well thought out. Amazing curb appeal as you walk up to the home. The main level has hardwood flooring throughout & features a renovated kitchen with quartz counters, stainless appliances, loads of prep space & great storage features. The primary bedroom walks out to a private, composite deck that overlooks the sunny south-facing backyard. The yard has awesome spaces to relax & enjoy the sunshine. Updated family bathroom on the main level is very spacious. The lower level features 2 additional bedrooms, renovated full bathroom, recreation + flex rooms & good storage space. One of the nice features of this floor plan is the big, bright windows that bring loads of light into the basement. You'll spend a lot of time down here because it really feels like you are living at grade due to all of the natural light down here. There are also conveniently 2 sets of stairs that lead you up to the main level. This home features two wood burning fireplaces, one on each level. There is a double, 22x22 heated garage with newer roof structure featuring storage, & a large shed with heat & electrical which could function really well as a work from home space or a workshop. Newer light fixtures & paint throughout the home. The washer/dryer was also updated. Again, an amazing location in Maple Ridge. Quiet street & a short walk to schools, parks, shopping + outdoor rink. The Willow Ridge Community Centre offers a variety of programs for residents, including leisure & sports activities for all ages, a play-school for young children, & an out-of-school care program. The community hall

serves as the central gathering place for most social events. The Maple Ridge & Willow Park golf courses are also moments away. This location is super quiet, & offers you easy access to get yourself in & out of the community & on your way. What a great opportunity in this fabulous community!