



GRASSROOTS
REALTY GROUP

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10219 Maplebrook Place SE
Calgary, Alberta

MLS # A2248606



\$710,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Open Floorplan, Separate Entrance, Stone Counters, Storage		

Inclusions: NA

*** A Rare Find in Maple Ridge. This is your opportunity to own a beautifully updated, move-in-ready bungalow in one of Calgary's most established golf course communities - complete with a huge primary bedroom, finished basement, and designer kitchen updates. Enjoy a spacious and flexible layout with 4 bedrooms and 2 bathrooms, including: A massive primary suite with double closets on the main floor, two additional main floor bedrooms, a fourth bedroom in the fully finished basement, ideal for guests, teens, or a home office. The main level offers a welcoming living room with a wood-burning fireplace, an open dining area, and a stylishly updated kitchen featuring: Refaced cabinetry, trendy backsplash and tile, stone countertops, stainless steel appliances, - Perfect for cooking, entertaining, or gathering with family and friends. Thoughtful updates throughout include: Many new doors and windows, roof 2019, vinyl plank flooring 2023, entire home painted inside and out 2024, air conditioning, 2021 new furnace 2021, new washer & dryer 2021, new hot water tank 2025, updated lighting, window coverings & fireplace tile, egress window in the basement bedroom and backwater valve in the basement. Set on a quiet street in Maple Ridge, you'll love the mature trees, strong community feel, and unbeatable access to: 3 excellent schools that are sooo close (RT Alderman, Maple Ridge Elementary & Dame de la Paix), two nearby golf courses (Maple Ridge & Willow Park), two off-leash dog park (Sue Higgins Park/Maple Ridge), shopping and daily essentials, and major commuter routes. This is more than a home - it's a turnkey lifestyle in one of Calgary's most desirable neighbourhoods. Don't miss your chance - book your private showing today!

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