



GRASSROOTS
REALTY GROUP

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10404 Maplemont Road SE
Calgary, Alberta

MLS # A2248850



\$1,075,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,371 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: na

"OPEN HOUSE MONDAY-WEDNESDAY 3PM-5PM "Introducing this fully remodelled custom home located in the heart of Maple Ridge, Calgary, just across the street from a large park. This stunning property boasts impeccable curb appeal, with every detail finished to the highest quality. The exterior features brand new hardy board siding, exposed concrete landscaping, and a grand entrance door that sets the tone for what lies beyond. As you step inside, you are greeted by a spacious and bright open concept floor plan. The living area is adorned with a custom glass fireplace, providing a cozy ambiance during cold winter nights. The gourmet kitchen is a true centerpiece, featuring a large quartz island with a sleek finish, ample storage, and high-end appliances that blend seamlessly into the modern aesthetic. Adjacent to the kitchen is a generous dining area, perfect for hosting gatherings and enjoying meals with family and friends. The master bedroom has been meticulously designed to create an oasis of tranquility. With its spacious layout, custom windows, and a luxurious 6-piece ensuite, it offers a perfect retreat. The walk-in closet, complete with its own private laundry, adds both convenience and elegance. Additionally, on the main floor, you will find a second bedroom with its own ensuite, as well as a lovely guest bathroom. The lower level of this home is fully finished and offers a multitude of entertainment options. A spacious rec area with a bar provides an ideal space for hosting parties and gatherings. Another living area, complete with a custom glass fireplace, offers a cozy spot for relaxation. The basement also includes two large rooms, a 3-piece bathroom, and laundry facilities. The meticulously landscaped backyard is a true haven, featuring a brand new double garage, a deck for outdoor enjoyment, and a fully fenced yard for privacy and security. Don't miss

out on the opportunity to own this beautiful property that combines elegance, functionality, and a prime location.