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## 10219 Maple Brook Place SE Calgary, Alberta

MLS # A2258222



\$699,000

Division: Maple Ridge Residential/House Type: Style: Bungalow Size: 1,167 sq.ft. Age: 1966 (59 yrs old) **Beds:** Baths: 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:** Water: Forced Air Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Concrete, Stucco, Wood Frame R-CG Foundation: **Poured Concrete Utilities:** 

Features: Chandelier, Open Floorplan, Separate Entrance, Stone Counters, Storage

**Inclusions:** Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

\*\*\*Incredible price and value in Maple Ridge!!! Rooted in character. Reimagined for today. This is where your next chapter begins. There's a certain magic to this street - the canopy of mature trees, the timeless charm of Maple Ridge - and this beautifully refreshed bungalow captures it all. Here, character meets comfort in a home designed to make every day feel special. Sunlight dances across an inviting main floor, where a warm, wood-burning fireplace sets the tone. The airy dining space flows into a stunningly renewed kitchen with refaced cabinetry, statement tile, stone countertops, stainless steel appliances, and designer lighting - the perfect stage for morning coffee or lively gatherings. With 4 bedrooms and 2 bathrooms, the thoughtful layout offers flexibility for every chapter ahead: a serene primary suite with double closets, two additional main floor bedrooms, and a fourth bedroom tucked away on the fully finished lower level. Behind the beauty lies peace of mind: new windows and doors (2021), shingles on house (2019), electrical (2023), plumbing updates, added insulation, refreshed lighting, a new furnace (2021), new viynl plank on main/New tile bathroom+kitchen floor tile (2024), new hot water tank (2025), and 2025 updates to lighting and window coverings. Framed by mature trees on a quiet street, this home places you steps from three top-rated schools (RT Alderman, Maple Ridge Elementary, and Dame de la Paix), two off-leash dog parks (Sue Higgins Park and Maple Ridge), golf courses, shops, and major commuter routes. This isn't just a home - it's the next chapter of your story. And it begins in Maple Ridge. BOOK YOUR PRIVATE SHOWING TODAY!!!