



GRASSROOTS
REALTY GROUP

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10219 Maple Brook Place SE
Calgary, Alberta

MLS # A2258222



\$699,000

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

OPEN HOUSE SUN/SEPTEMBER 21 from 1:45PM to 3:45PM ***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 vinyl 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!!!