



GRASSROOTS
REALTY GROUP

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916 Mapledale Place SE
Calgary, Alberta

MLS # A2270331



\$689,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,360 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Granite, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)

Inclusions: All Goods Sold in "As-Is/Where-Is" Condition as per Schedule A

Nestled on a quiet cul-de-sac in the desirable community of Maple Ridge, this classic 1966 bungalow presents a rare opportunity. With nearly 2,500 SqFt of living space and cherished by a single owner, the home exudes a timeless appeal, starting with its picturesque front porch and built-in planters that create beautiful curb appeal. Step inside the main floor, which offers a generous 1,360 SqFt of comfortable living. The large living area, centered around a cozy wood-burning stove, is perfect for relaxing evenings. The adjoining dining area flows into a kitchen featuring an abundance of classic wood cabinets, built-in appliances, and a window overlooking the backyard. This level hosts 4 bedrooms, including a master suite complete with a private two-piece ensuite and a walk-in closet. A full family bathroom serves the remaining rooms. The lower level comes complete with a chair lift and expands your living options. Here you will find a large family room warmed by a second wood-burning fireplace, which opens into a spacious recreation room with a wet bar—ideal for hosting friends and family. A convenient three-piece bathroom, a large laundry and utility room, and ample storage complete this level. The property backs onto the Willow Ridge Community Association pickleball courts, with a paved alley providing separation. The large yard features a patio area, RV parking, and an oversized double detached garage. This home has been meticulously maintained with newer windows, a newer roof, and the added comfort of air conditioning. Its prime location is just steps from RT Alderman School and offers easy access to major routes, the amenities at Willow Park Village, and is a mere 10 min walk to the Willow Park Golf Course, making it a truly exceptional find.

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