



GRASSROOTS
REALTY GROUP

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**180 Maple Court Crescent SE
Calgary, Alberta**

MLS # A2272905



\$749,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,294 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Faces Front, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, On Golf		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: NA

Step into this beautifully maintained 1966 Mid-Century Bungalow in the highly sought-after community of Maple Ridge. This 1300 square foot, 3-bed, 2 bath home sits on a large 7000 square foot lot backing onto the Golf Course. Offering exceptional privacy and peaceful views year-round. Lovingly preserved with remarkable pride of ownership, this home has had only 2 owners and retains its original craftsmanship, including copper plumbing. The welcoming living room features a soft-toned brick-faced fireplace, creating a warm and inviting focal point for the main level. A timeless and functional layout. Single detached garage, and the expansive backyard opens onto the fairway, providing quiet mornings and views of nature. The large windows allow natural lighting to pour into the home. Book your viewing with your favorite realtor today!