



GRASSROOTS
REALTY GROUP

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9936 Maplecreek Drive SE
Calgary, Alberta

MLS # A2282718



\$835,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, In Garage Electric		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating: High Efficiency, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Inclusions: Solar Panels, EV Charger

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Welcome to 9936 Maplecreek Drive SE, a beautifully reimagined elevated bungalow nestled in the heart of the highly coveted Maple Ridge community. Showcasing a striking modern mid-century aesthetic, exceptional craftsmanship, and SMART home living, this residence offers a seamless blend of timeless design and contemporary luxury. With 1,115 sq. ft. of thoughtfully designed living space above grade and an additional 900 sq. ft. of fully developed basement, the home features 4 bedrooms and 3 bathrooms—perfectly suited for families, professionals, and those who love to entertain. The exterior has been meticulously transformed with refreshed stucco, sleek black windows, refined architectural detailing, and elegant Glowstone front lighting. Professionally landscaped grounds showcase exposed aggregate concrete steps, a wraparound patio, and a custom-built pergola with ambient string lighting—creating inviting outdoor spaces ideal for both intimate evenings and larger gatherings. Elevated from the street, the home enjoys enhanced privacy and striking curb appeal. Inside, the open-concept main floor is bathed in natural light and enhanced by custom built-ins, powered blinds throughout, and a Bluetooth-enabled smart gas fireplace that anchors the living area. The designer kitchen is both stunning and functional, featuring two-toned grey cabinetry with gold accents, Italian marble countertops, under-cabinet and toe-kick lighting, and a spacious island with seating for three. An under-mounted sink overlooks the backyard, while newer appliances include an induction cooktop with air-fry capable oven and an upgraded refrigerator. The primary suite offers a serene retreat, complete with his and hers custom walk-in closets and a spa-inspired 4-piece ensuite with dual vanities, marble countertops, and a custom glass-enclosed shower.

One additional bedroom and a beautifully appointed 4-piece bathroom complete the main level. The fully finished basement provides versatile living and entertaining space, featuring a media area, games space, and wet bar, along with two additional bedrooms, a 4-piece bathroom, epoxy-coated laundry flooring, a basement subfloor system, sump pump, and exterior French drain. WiFi-enabled washer and dryer are included. The refinished 25'x 23' double garage accommodates larger vehicles and storage needs and includes a WiFi-enabled garage door opener and EV charger. Additional upgrades include new electrical, HVAC, Carrier air conditioning, a smart Ecobee Premium thermostat with secondary sensor, water softener (excluding kitchen cold and exterior taps), upgraded attic insulation (previously R50), electronic programmable deadbolts, and a 7.29 kW solar panel system delivering enhanced energy efficiency and reduced utility costs. Impeccably finished and truly move-in ready, this exceptional home is steps from top-rated schools, parks, shopping, and everyday amenities—offering a rare opportunity to own in one of Calgary's most desirable communities.