



GRASSROOTS
REALTY GROUP

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10219 Maplebrook Place SE
Calgary, Alberta

MLS # A2283294



\$685,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Lawn, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	Water Softener (as-is)		

This charming bungalow is rich with character and ideally situated in the desirable community of Maple Ridge. Thoughtful modern updates throughout create a warm, welcoming atmosphere while preserving the home's timeless appeal. The living room is anchored by a beautiful wood-burning fireplace and a large picture window that frames the mature tree canopy outside, offering a daily connection to nature and the wildlife that comes with it. The dining area sits adjacent to the spacious, updated, kitchen and features an open sightline to the living room, making the main floor ideal for both everyday living and entertaining. A fully renovated four-piece bathroom serves three good size bedrooms, including a large primary retreat. Off the kitchen, a separate entrance leads to both the basement and backyard, adding flexibility and functionality. The fully finished lower level offers a generous recreation space, a fourth bedroom, a renovated four-piece bathroom, a dedicated laundry room and a large mechanical room with ample storage. Outside, the backyard is impressively sized and includes a single detached garage, deck, patio space and newly planted trees & bushes. Filled with character and warmth, this home is move-in ready and waiting to welcome its next family. Behind the charm is an extensive list of thoughtful upgrades completed over time. Kitchen appliances and counters were updated in 2018, followed by new house shingles in 2019, garage vinyl, aluminum wiring pig-tailing and basement carpeting. Since 2020, improvements include a backwater valve and pipe cleaning to the city line, a full bathroom renovation, new lighting throughout, new interior wood doors, construction of the basement bedroom, new windows, a new furnace, air conditioning. Washer and dryer in 2021, patio stone walkway and fencing in 2022, tree and

garden enhancements plus exterior stucco repair and kitchen cabinet refacing in 2023, exterior painting and kitchen electrical upgrades in 2024. Lastly, in 2025 a new hot water tank, refreshed ceilings, landscaped gardens, rubber paving and finishing touches. The location is equally compelling, offering easy access to Deerfoot Trail, two off-leash dog parks just minutes away, bike paths, golf courses, grocery stores including a beloved Italian market, Southcentre Mall, two schools at the end of the street, a nearby home-based daycare, pet services, and an active community centre with outdoor hockey and skating rinks. Safe, peaceful, and genuinely neighbourly, this is a home where people look out for one another and where your next chapter can truly begin. Checkout the 3D Virtual Tour and book your showing today!