



**9939 Maplecreek Drive SE  
Calgary, Alberta**

**MLS # A2293273**



**\$679,900**

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Side, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s)		

**Inclusions:** garage door opener and 2 remotes, shed, all window coverings, wall mounts, floating shelves, "central vacuum - as-is"

\*\*\* OPEN HOUSE Sunday March 22 2-4pm\*\*\* Welcome to the sought-after community of Mapleridge! This fantastic 4-level split has been updated throughout and is truly move-in ready. The main and upper floors feature hardwood flooring, complemented by a renovated kitchen with stainless steel appliances with gas range and new dishwasher, granite countertops, tile flooring, white cabinetry, and a functional island with storage. The living room includes beautiful floor-to-ceiling windows, vaulted ceilings, and abundant natural light. The good sized dining area opens to the sunny backyard through the oversized patio doors, creating a bright and inviting space. Upstairs, you'll find the spacious primary bedroom with a double closet and updated 2-piece ensuite, along with two additional bedrooms and a fully renovated main bathroom. The third level offers a cozy retreat with a corner stone gas fireplace, a fourth bedroom (requires egress window), and another updated bathroom—perfect for guests or growing families. The fourth level is ready for your personal touch and provides ample storage along with a dedicated laundry area. Step outside to the beautifully private west-facing backyard, complete with a 15' x 14' covered patio, gas BBQ hookup, and a 16' x 24' oversized garage with paved lane access. Recent updates include new concrete steps and walkway, furnace, hot water tank, air conditioning, and a new sub panel. Ideally located, this home offers excellent access to major routes and is close to shopping, schools, parks, and Mapleridge Golf Course. Don't miss your opportunity to own this exceptional, move-in ready home!