



GRASSROOTS
REALTY GROUP

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**1016 Mapleglade Drive SE
Calgary, Alberta**

MLS # A2298783



\$1,333,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,075 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		
Inclusions:	None		

**** OPEN HOUSE SUNDAY MARCH 15th from 1:00PM to 3:00PM **.** Incredible location **BACKING DIRECTLY** onto the Maple Ridge GOLF COURSE! This **EXTENSIVELY RENOVATED** home offers **OVER 3,200 SQ.FT** of beautifully developed living space in one of the community's most desirable pockets. This home showcases a **COMPLETE TRANSFORMATION** and totally reimagined —every system, surface, and finish has been replaced or upgraded with uncompromising attention to detail, offering the quality and comfort of a brand-new home. This **4 BEDROOM** showpiece is unlike anything ever offered on this top city-owned GOLF COURSE. Step inside to discover a breathtaking **VAULTED CEILING** with an **EXPOSED BEAM**, creating a bright, airy feel that perfectly balances modern elegance with everyday comfort. The custom kitchen is a true centerpiece—featuring an oversized island, upgraded stainless-steel appliances, and endless counter space for entertaining. The living room highlights a stunning feature fireplace, while the family room provides the perfect space to unwind and take in the serene **GOLF COURSE VIEWS**. Upstairs, the primary retreat is a true sanctuary, complete with a luxurious ensuite featuring a glass-enclosed shower, standalone tub overlooking the fairway, and even a washer/dryer tucked inside the walk-in closet. Two additional spacious bedrooms and a beautifully appointed 5-piece bathroom complete this level. The fully finished basement offers a versatile open layout ideal for a media area, play space, or home gym—complete with a wet bar, a 4th bedroom with its own ensuite, additional laundry hook-up, and plenty of storage. Every detail has been **THOUGHTFULLY RENOVATED AND UPGRADED:** New windows, New 30 year roof, **SOLID CORE DOORS**, sound-batt insulation

throughout the interior walls and floor joists, new plumbing, new water on demand system, new HVAC system (new furnace and ductwork), new insulation in the exterior walls & attic —the list truly goes on. Situated in the heart of Maple Ridge, this community offers year-round recreation, mature tree-lined streets, and a lifestyle that’s second to none. Homes like this rarely come available—this is your chance to own a truly exceptional property backing directly onto the greens!