



**744 Mapleton Drive SE
Calgary, Alberta**

MLS # A2140813



\$850,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1966 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar		
Inclusions:	garden shed		

Welcome to this stunning bungalow in the desirable community of Maple Ridge, ideally situated on a quiet street facing a green space and school yard. This home has been meticulously stripped down to the studs and features the original, restored hardwood, new kitchen and bathroom flooring, fixtures, appliances, and most windows. The main floor boasts an open-concept layout with a spacious living room, dining room, and kitchen, perfect for everyday living and entertaining. French doors off the dining room open onto the oversized back deck providing seamless indoor/outdoor living space. The primary suite offers a luxurious retreat with a walk-in closet and an ensuite bathroom, complete with double sinks and a tiled walk-in shower. A second generously sized bedroom with large windows and a closet, as well as a main floor laundry room combined with a four-piece bathroom complete the main floor. The fully finished basement includes two large bedrooms with soundproofing between, three-piece bathroom, and a large family room with a wet bar and gas fireplace, providing ample space for relaxation and entertainment. Modern upgrades such as a new high-efficiency furnace, new hot water tank, and updated plumbing with no PVC ensure efficiency and peace of mind. The extensive landscaping showcases a new fence, a new deck complemented by two concrete patios (front and back) and a front covered porch, offering numerous outdoor spaces to enjoy the summer months. Additional features include an ample two-car garage, a garden shed, and access via a paved alley, providing convenience and plenty of storage space. This beautifully renovated home offers a perfect blend of modern amenities and classic charm, creating an exceptional living experience in the desirable Maple Ridge neighbourhood.