

**1215 Mapleglade Place SE  
Calgary, Alberta**

**MLS # A2277873**



**\$724,900**

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	Shed		

Welcome to Maple Ridge! This 1,500 sq ft bungalow is tucked away on a quiet cul-de-sac, just a short walk to schools, parks, and the golf course—making it the perfect spot for families. The main floor offers three comfortable bedrooms, including a primary with its own 3-piece ensuite. The practical galley-style kitchen services both sides of the home, making it highly functional for busy family living. Families will also love having two separate living rooms, giving everyone their own space to relax or play, plus a large dining area that's great for family meals and gatherings. The fully finished basement was recently renovated and adds incredible flexibility with a brand new bathroom, wet bar, a large laundry area, and a spacious home office that could easily be converted into a fourth bedroom. With fresh carpet and paint, this level is ideal for movie nights, teen hangouts, or hosting friends. Major updates like a new furnace (2023) and hot water tank (2024) bring peace of mind. Outside, enjoy a large backyard with a patio area—perfect for barbecues and playtime—as well as a generous front deck where you can unwind and take in beautiful west-facing sunsets. With its quiet location, family-friendly layout, and easy access to green space and schools, this home truly has it all. A true gem in an ideal location—don't miss this one!