

**10712 Mapleshire Crescent SE
Calgary, Alberta**

MLS # A2286363

\$779,000



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|------------------|----------------------------------|---------------|-------------------|
| Division: | Maple Ridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,296 sq.ft. | Age: | 1968 (58 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s) | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Chandelier, Closet Organizers, No Smoking Home, Storage | | |

Inclusions: Window Coverings in the Dining + Living Room, Garage Door Opener with 2 Controls, Central Air Conditioning, Basement Refrigerator, Outdoor Shed

LOVINGLY MAINTAINED 4 BED 1.5 BATH BUNGALOW ON ONE OF THE NICEST STREETS IN THE SOUGHT-AFTER COMMUNITY OF MAPLE RIDGE! This trendy mid century modern home sits on a large lot along a street teeming with redeveloped properties backing onto Willow Park Golf Course. HIDDEN GEM LOCATION!! Featuring gorgeous hard wood floors, big, sunny south facing windows, a well laid out floorplan & tons of quality finishings that speak to the care & craftsmanship in the home. The main living area boasts a brick clad wood burning fireplace in a conveniently laid out space that wraps around to the spacious dining area. The large kitchen has quality custom solid wood cabinets & an oversized pantry. The three bedrooms on the main level are all spacious & the king size primary includes a double closet & ensuite. Take the separate side entrance down to the lower level where you will find an oversized 29 ft long family room perfect for further development or large gatherings. The oversized bedroom on the lower level is the perfect place for guests to spend the night. Park your car in the front attached double car garage or on the extra long driveway & spend evenings out in the huge backyard on your private patio surrounded by gorgeous fruit trees. Walking distance to bus stops, coffee shops, restaurants, grocery stores, gyms, parks, playgrounds, daycares, schools such as Maple Ridge School, Saint William School, Willow Park School, R.T. Alderman School, Ecole De La Source, Lord Beaverbrook High School. The Willow Ridge Community Association includes soccer fields, basketball + tennis + pickleball courts, ice rink, community garden & various fun community events, Fish Creek Provincial Park, The Trico Centre for Family Wellness (with wave pool), South Centre Mall & so much more - not to mention minutes from the Anderson LRT Station,

Anderson Road, Macleod Trail, Deerfoot Trail & the New Ring Road System!