

## 10235 Maple Grove Place SE Calgary, Alberta

**MLS # A2223390**



**\$779,900**

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Pave		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		
<b>Inclusions:</b>	n/a		

\*\*\*\*OPEN HOUSE 1-4 pm SATURDAY June 7th\*\*\*\*Welcome to 10235 Maple Grove Place SE, nestled in the heart of Maple Ridge! This beautifully updated 4-level split is SUPERBLY located on a quiet cul-de-sac in one of Calgary's most sought-after family neighborhoods. What truly sets this home apart is its unbeatable walkability to two top-rated STEM-focused schools: Maple Ridge School (Elementary) and RT Alderman (Grades 5&ndash;9). Skip the morning parking battles&mdash;walk your kids to school in seconds and enjoy time saved with stress-free start to your day! Inside, you&rsquo;l find over 2000 sq ft of thoughtfully upgraded living space with 4 bedrooms and 2.5 bathrooms. The kitchen wall has been removed to create an open concept layout perfect for entertaining. Granite countertops, refinished hardwood floors, vaulted ceilings, and large windows bring style and sunshine into every corner. The cozy gas fireplace with custom maple cabinetry and built-in surround sound is perfect for family movie nights. Outdoors, enjoy a large concrete patio for hosting, a beautifully landscaped yard, RV parking/DBL Parking pad beside the oversized 24 x22 double garage&mdash;a true dream setup. You&rsquo;re also just moments from Maple Ridge and Willow Park Golf Courses, and minutes to major routes like Deerfoot, Anderson, and Macleod Trail. Whether you&rsquo;re headed to work, school, or the fairway&mdash;everything is close at hand. This home blends comfort, convenience, and community in one move-in-ready package. Book a showing today!