

**10435 Mapleridge Crescent SE  
Calgary, Alberta**

**MLS # A2322834**



**\$759,900**

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,465 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Black fridge in basement

Nestled on a quiet street in the highly sought-after community of Mapleridge, this spacious bungalow offers a rare combination of comfortable living today and exciting possibilities for tomorrow. The beautifully landscaped yard is designed for easy enjoyment, featuring an irrigation system, a large awning-covered patio, and a private west-facing backyard surrounded by newer cedar fencing—perfect for relaxing summer evenings, entertaining friends, or watching the kids play. A double detached garage and dedicated RV parking pad provide exceptional flexibility for vehicles, hobbies, and storage. Inside, you'll find a well-maintained home with timeless hardwood and tile flooring, a cozy gas fireplace, steam room in the basement bathroom, central air conditioning, and a newer high-efficiency furnace (2020) for year-round comfort. The convenience of a main floor laundry adds to the home's functional layout. The developed basement offers outstanding versatility, with ample space and the potential to easily add two additional large bedrooms. A substantial workshop and storage area make it ideal for hobbyists, DIY enthusiasts, or growing families needing extra room. Whether you're a young family looking to establish roots in one of Calgary's most desirable neighbourhoods or a developer seeking future opportunities, this property presents exceptional value and endless potential. Don't miss your chance to make this Mapleridge gem your own.