

10719 Mapleshire Crescent SE Calgary, Alberta

MLS # A2340498



\$780,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,299 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Unbeatable Corner Lot in the Highly Sought-After Community of Maple Ridge! This 1,300 sq. ft. bungalow has been lovingly cared for and meticulously maintained by the same owners for over 40 years and is now ready to be given a new lease on life. Situated on an incredible 70-foot-wide corner lot, this property offers an exceptional combination of space, location, and potential. The home has been kept in wonderful condition with numerous updates over the years, including the furnace and air conditioning, windows, roof, hot water tank, driveway, and more. There is also a small attached double garage with convenient access from the rear entrance of the home. The property features a paved rear lane and an abundance of possibilities. Whether you envision renovating the existing bungalow, creating a truly one-of-a-kind home, or taking advantage of the incredible lot and location, this is an opportunity worth exploring. A fantastic chance to bring your vision to life on one of Maple Ridge's most desirable types of lots. Opportunities like this are becoming increasingly difficult to find!