

20 Maple Court Crescent SE
Calgary, Alberta

MLS # A2353975

\$739,900

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows		

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Microwave Hood Fan x2, Kitchen Island

OPEN HOUSE Saturday October 24 1:00-3:00pm!

Located on a quiet street in the established community of Maple Ridge, this completely renovated home offers an exceptional combination of space, flexibility, and location, complete with a two bedroom legal suite! The freshly painted main level features luxury vinyl plank flooring throughout and a spacious front living room overlooking the quiet street. A functional dining area connects seamlessly to the tastefully updated kitchen, highlighting stone countertops, stainless steel appliances, and a versatile movable island. Three generously sized bedrooms, a four piece bathroom, and a convenient main floor laundry and pantry area complete this level. Downstairs, the legal suite takes full advantage of the bi level design, allowing for an abundance of natural light and a bright, welcoming living space. This level has also been completely repainted and features brand new carpeting, a modern kitchen, a four piece bathroom, its own laundry area, and exterior walk up access. The thoughtfully designed floor plan is particularly well suited to small families or roommates, with two spacious bedrooms tucked away from the main living areas while a hallway door provides additional privacy, allowing someone to relax or unwind while others enjoy the kitchen and living area. Two separate furnaces provide independent heating controls for the upper and lower level, while air conditioning keeps the main floor comfortable through the warmer summer months. Outside, the low maintenance backyard offers an easy space to enjoy without the upkeep, complemented by a double garage and a generous triple car parking pad. The parking pad offers the flexibility to reclaim additional yard space, creating plenty of room for kids to play or simply enjoy the outdoors with some simple modification. Maple

Ridge is one of Calgary's hidden gems, offering a quiet, established residential setting with exceptional access to the rest of the city. With schools within walking distance, quick access to Deerfoot Trail, and a convenient commute downtown, the location is hard to beat. Bordered by the beautiful Maple Ridge Golf Course to the east and south, the community enjoys a peaceful neighbourhood atmosphere without sacrificing accessibility. What makes Maple Ridge particularly special is that it is exclusively single family detached housing, creating a quiet residential feel that appeals to homeowners and tenants alike. Finding a home with a legal suite in a neighbourhood like this is rare and offers the benefits of an established single family community with the flexibility of additional rental income. And with one of Calgary's most enjoyable public golf courses right in the neighbourhood, there's even more to love about this already incredible home!