

**10824 Maplebend Drive SE**  
**Calgary, Alberta**

**MLS # A2253517**



**\$785,000**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Maple Ridge                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                    |               |                   |
| <b>Size:</b>     | 1,264 sq.ft.                                                | <b>Age:</b>   | 1967 (58 yrs old) |
| <b>Beds:</b>     | 4                                                           | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Paved |               |                   |

|                    |                                                                              |                   |      |
|--------------------|------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | 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>   | Finished, Full                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Wood Frame, Wood Siding                                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Storage |                   |      |

**Inclusions:** Front entrance coat hanger, basement fridge and basement deepfreeze

Welcome to 10824 Maplebend Drive SE, a beautifully updated and spacious bungalow located on a large corner lot in the highly desirable community of Maple Ridge. This home offers nearly 2,400 square feet of thoughtfully designed living space. The main floor features three generously sized bedrooms, including a good size primary suite complete with a private four-piece ensuite, as well as a spacious five-piece main bathroom. The open-concept kitchen is ideal for both everyday living and entertaining, with a large island, stainless steel appliances, dual oven, and plenty of cabinetry for storage. Large windows on the south and west-facing walls flood the main living areas with natural light. A cozy gas/wood-burning fireplace creates a warm and inviting atmosphere in the main floor living room, perfect for relaxing evenings at home. The fully finished basement includes a large recreation area, a fourth bedroom, an additional four-piece bathroom, a large flex or storage room, and a dedicated wet bar area ideal for entertaining. A traditional wood-burning fireplace adds charm and warmth to the lower-level living space. Outside, the home is surrounded by beautifully landscaped grounds, complete with a private sit-down patio area and ample yard space for outdoor enjoyment. The double detached garage and additional storage options make this property as functional as it is beautiful. Both the home and garage are finished with durable, low-maintenance Hardie board siding. Additional features include central air conditioning, hardwood flooring on the main level, and an abundance of storage throughout. This home is ideally located just minutes from Maple Ridge Golf Course, Willow Park Golf & Country Club, Southcentre Mall, the public library, parks, schools, and major transit routes. If you're looking for a move-in-ready bungalow in an established and sought-after

neighborhood, this is a must-see. Book your private showing at 10824 Maplebend Drive SE today!