



# 10712 Mapleshire Crescent Calgary Alberta

\$739,900

LOVINGLY MAINTAINED 4 BED 1.5 BATH BUNGALOW ON ONE OF THE MOST PRESTIGIOUS STREETS IN THE SOUGHT AFTER COMMUNITY OF MAPLE RIDGE! This trendy mid century modern home sits on a large lot along a street teeming with redeveloped properties backing onto Willow Park Golf Course. HIDDEN GEM LOCATION!! Featuring gorgeous hard wood floors, big, sunny south facing windows, a well laid out floorplan & tons of quality finishings that speak to the care & craftsmanship in the home. The main living area boasts a brick clad wood burning fireplace in a conveniently laid out space that wraps around to the spacious dining area. The large kitchen has quality custom solid wood cabinets & an oversized pantry. The three bedrooms on the main level are all spacious & the king size primary includes a double closet & ensuite. Take the separate side entrance down to the lower level where you will find an oversized 29 ft long family room perfect for further development or large gatherings. The oversized bedroom on the lower level is the perfect place for guests to spend the night. Park your car in the front attached double car garage or on the extra long driveway & spend evenings out in the huge backyard on your private patio surrounded by gorgeous fruit trees. Walking distance to bus stops, coffee shops, restaurants, grocery stores, gyms, parks, playgrounds, daycares, schools such as Maple Ridge School, Saint William School, Willow Park School, R.T. Alderman School, Ecole De La Source, Lord Beaverbrook High School. The Willow Ridge Community Association includes soccer fields, basketball + tennis + pickleball courts, ice rink, community garden & various fun community events, Fish Creek Provincial Park, The Trico Centre for Family Wellness (with wave pool), South Centre Mall & so much more - not to mention minutes from the Anderson LRT Station, Anderson Road, Macleod Trail, Deerfoot Trail & th...

Family room 12.17 Ft x 29.08 Ft  
 Bedroom 12.17 Ft x 16.42 Ft  
 Laundry room 12.67 Ft x 24.92 Ft  
 Storage 12.67 Ft x 8.33 Ft  
 Living room 12.92 Ft x 18.00 Ft  
 Dining room 13.42 Ft x 9.00 Ft

Primary Bedroom 10.67 Ft x 12.67 Ft  
 Bedroom 12.92 Ft x 9.42 Ft  
 Bedroom 9.50 Ft x 12.58 Ft  
 Pantry 6.00 Ft x 2.25 Ft  
 Other 6.58 Ft x 6.75 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

<http://www.diannebrown.ca/>

### RE/MAX Realty Professionals

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Kitchen 12.92 Ft x 14.33 Ft

2pc Bathroom .00 Ft x .00 Ft