

\$1,158,000 - 131 Mapleburn Drive Se, Calgary

MLS® #A2171199

\$1,158,000

5 Bedroom, 3.00 Bathroom, 1,536 sqft

Residential on 0.15 Acres

Maple Ridge, Calgary, Alberta

This is your chance to live in the best single family neighbourhood in Calgary!! Maple Ridge has everything you need within 10 minutes of your front door. Two great schools, Maple Ridge Elementary & RT Alderman jr. high within biking distance and shopping a Southcentre and the business corridor on MacLeod trail. This 5 bedroom has 2500 feet of usable space with a private yard and dog run. The house was previously fully renovated and this current owner added a few touches of their own. 3 sonotube skylights were added in the oversized kitchen to provide natural light to the ample counter space and oversized island.

A chef's delight with a gas cooktop, dual built-in ovens and integrated refrigerator... The main floor is wide planked hardwood with the exception of the bathrooms and mudroom at the backdoor, besides the storage the mudroom has additional hookups for a stacking washer & dryer. Primary bedroom is quietly located at the rear of the home, with a 5 piece ensuite with heated floors. There are 2 additional bedrooms and a 4 piece bathroom on the main floor. The lower level is fully developed with 2 bedrooms, 4 pc bathroom and huge family room with a gas fireplace. Additional upgrades included new A/C in 2024 and they also resealed the mechanical room floor to a showroom shine! Large front and fenced backyard have underground sprinklers added by this owner. The oversized heated double garage was built in 2023, has a cut concrete floor, knockdown ceiling and added



storage wall from this owner and its own 220V panel. You can easily fit 2 cars and still have room to work in the R50 insulated space. This is an amazing home and neighbourhood to raise your family in, don't miss out on this opportunity, book your showing today!

Built in 1968

Essential Information

MLS® #	A2171199
Price	\$1,158,000
Sold Price	\$1,075,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,536
Acres	0.15
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	131 Mapleburn Drive Se
Subdivision	Maple Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1Y3

Amenities

Parking Spaces	4
Parking	Garage Door Opener, 220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, High Ceilings, See
-------------------	---

	Remarks, Skylight(s)
Appliances	Refrigerator, Washer/Dryer, Bar Fridge, Built-In Oven, Double Oven, Garage Control(s), Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Landscaped, Back Yard, City Lot, Dog Run Fenced In, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2024
Date Sold	November 10th, 2024
Days on Market	34
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.