

# \$699,900 - 10228 Maple Brook Place Se, Calgary

MLS® #A2205401

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,258 sqft  
Residential on 0.15 Acres

Maple Ridge, Calgary, Alberta

Fantastic opportunity in Maplebrook. This RC-G Zoned property sits on a larger 55ftx120 ft lot with loads of future opportunity. Options, to renovate, add suite(s), or redevelop. The house itself is spacious at 1257 sq ft and includes a 3 pc ensuite in the spacious primary bedroom that also features its own private patio. Over the years the previous owner has updated the furnace, windows and shingles. Other features included vac-u-flow system and has an over sized double garage. Mature trees and close to parks, schools, golf course, public transportation and more! Note the basement is set up to have a private entrance for those looking to potentially add a suite in the future. A secondary suite would be subject to approval and permitting by the city. Vacant and quick possession possible.

Built in 1966

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205401    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,258       |
| Acres          | 0.15        |
| Year Built     | 1966        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 10228 Maple Brook Place Se |
| Subdivision | Maple Ridge                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2J 1S8                    |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, See Remarks  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 14               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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