

EVERY DETAIL FROM THE GROUND UP...

- **Property Overview**

- Located in one of Maple Ridge's most desirable pockets
- Fully renovated bungalow blending modern comfort with an active lifestyle
- Steps from Calgary's top city-owned golf course and a large community field
- Year-round recreation: summer play, winter sledding, and ski-in/ski-out cross-country skiing

- **Renovated Kitchen**

- Kingswood cabinetry with ample storage and thoughtful functionality
- Premium matte quartz countertops
- Oversized island
- New stainless-steel appliances – oversized fridge, oven/stove, island microwave, bar fridge and cabinet paneled dishwasher
- Slide out cabinet for garbage, recycling and compost
- Large window to oversee backyard
- Designed for both cooking and entertaining

- **Main Floor**

- Sightlines to front and rear yard with plenty of natural light
- Open-concept main floor connecting kitchen, dining, and living area
- Automated blinds on two large south-facing living room windows
- LVP flooring
- Primary bedroom with large walk-in closet and 4-piece ensuite – curbless shower, and large vanity with two sinks
- Two additional bedrooms plus a 3-piece bathroom with generous storage
- Hallway pocket office perfect for work-from-home or study space

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- **Basement**

- Open-concept design ideal for media
- Full wet bar with sink, full-sized fridge, dishwasher, stovetop, convection microwave hood fan, and island seating, play, or multipurpose use
- Two additional bedrooms with large windows and a 3-piece bathroom
- Laundry room with washer and gas dryer
- Large storage areas under stairs and mechanical room

- **Mechanical & Upgrades**

- High-efficiency furnace and heat pump combo with Breath EZ filter (2023) – electrical heating and cooling allows for consistent indoor temperature and improved air quality, even during wildfire seasons
- Tankless hot water heater with recirculation pump (2020) – instantaneous hot water on demand
- 100-amp electrical panel upgrade (2020)
- PEX plumbing (2019)
- R50 attic insulation

- Rough-in wiring for future roof solar panels (2019)

- **Exterior Features**

- Charming curb appeal with white stucco cladding and architectural archways
- Triple-pane windows with stylish black trim
- New stained fence and professionally landscaped yard
- Oversized detached garage (22' x 23') – drywalled, insulated, sub panel, 220V plugs
- Paved alley, ample parking, and quiet low-traffic location

- **Outdoor Living**

- Large backyard designed for multiple uses – entertaining, play, and trailer storage
- Concrete sitting area, fire pit, and grassy play space

- **Community and Lifestyle**

- Mature, safe neighborhood with friendly neighbors
- Easy access to main roads
- Steps to parks, schools, and recreation