

912 Mapleglade Drive SE  
Calgary, Alberta

MLS # A2237737

**\$844,000**

|           |                                                          |        |                   |
|-----------|----------------------------------------------------------|--------|-------------------|
| Division: | Maple Ridge                                              |        |                   |
| Type:     | Residential/House                                        |        |                   |
| Style:    | Bi-Level                                                 |        |                   |
| Size:     | 1,573 sq.ft.                                             | Age:   | 1969 (56 yrs old) |
| Beds:     | 4                                                        | Baths: | 2                 |
| Garage:   | Double Garage Attached                                   |        |                   |
| Lot Size: | 0.20 Acre                                                |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Many Trees, On Golf Course |        |                   |

|             |                                  |            |      |
|-------------|----------------------------------|------------|------|
| Heating:    | High Efficiency, Natural Gas     | Water:     | -    |
| Floors:     | Hardwood                         | Sewer:     | -    |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -    |
| Basement:   | Finished, Full, Walk-Up To Grade | LLD:       | -    |
| Exterior:   | Wood Frame                       | Zoning:    | R-CG |
| Foundation: | Poured Concrete                  | Utilities: | -    |
| Features:   | Storage                          |            |      |

Inclusions: n/a

A once-in-a-lifetime setting on the golf course &ndash; welcome home to tranquility and timeless charm. Nestled on one of the most breathtaking lots right on the Golf course , this extraordinary home boasts 100 feet of direct golf course frontage along the 8th hole&mdash;offering unparalleled serenity, privacy, and sweeping views without the worry of stray golf balls, thanks to the home's smart orientation. This is not just a home&mdash;it's a lifestyle sanctuary where nature, peace, and potential converge. Step onto the aggregate concrete driveway, past the lush perennial gardens and low-maintenance irrigated landscaping, and be welcomed into a grand foyer that immediately stirs the soul. A graceful spiral staircase and soaring lofted ceilings set the tone for the light-filled interior, where nearly 1,600 sq ft on the main floor awaits your personal touch. The original oak hardwood floors, meticulously preserved, flow throughout the entire main floor&mdash;including the kitchen. Entertain in style in the spacious living room, designed to accommodate multiple sitting areas or even a grand piano. A beautiful three-way gas fireplace anchors the space and provides warmth to a charming dining room with picturesque golf course views. The kitchen is a dream for any home chef, featuring generous prep areas, a large pantry, white cabinetry accented by modern black hardware, a breakfast bar, and a bright eating nook. Massive windows line the back of the home, framing the lush fairways like living art. Step outside from the kitchen onto your upper deck&mdash;a perfect spot to host summer dinners, morning coffees, or simply take in the peace of your surroundings. The king-sized primary bedroom offers his-and-hers closets and direct access to a luxurious 5-piece bath with dual vanities, ample cabinetry, a deep soaker tub, and an oversized shower (easily

converted back into two bathrooms). A second bedroom or office completes the main floor. Downstairs, the fully developed lower level continues to impress with a large recreation room, charming white brick gas fireplace, two spacious bedrooms, a full 3-piece bathroom, generous storage, and walk-up access to your backyard and golf course. There's also direct entry to the oversized garage. Call today to view! This is one of the rare homes with a private gate that opens right onto the golf course—perfect for year-round enjoyment, including cross-country skiing and snowshoeing in the winter. Walking distance to the main clubhouse, and just minutes to top-rated schools, Southcentre Mall, Trico Centre, Fish Creek Park, the public library, LRT, and some of the best dining in the area. A truly rare opportunity in an unbeatable location—come see it for yourself. Book your private showing today!