

**912 Mapleglade Drive SE**  
**Calgary, Alberta**
**MLS # A2237737**

**\$950,000**

<b>Division:</b>	Maple Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees, On Golf Course		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&ndash;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&ndash;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&ndash;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&ndash;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!