

WELCOME TO

# 50 Kootenay Ridge

[www.50KootenayRidge.com](http://www.50KootenayRidge.com)



**Shawn Zigelstein**  
Broker



ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
LIFETIME MEMBER

## TEAM ZOLD

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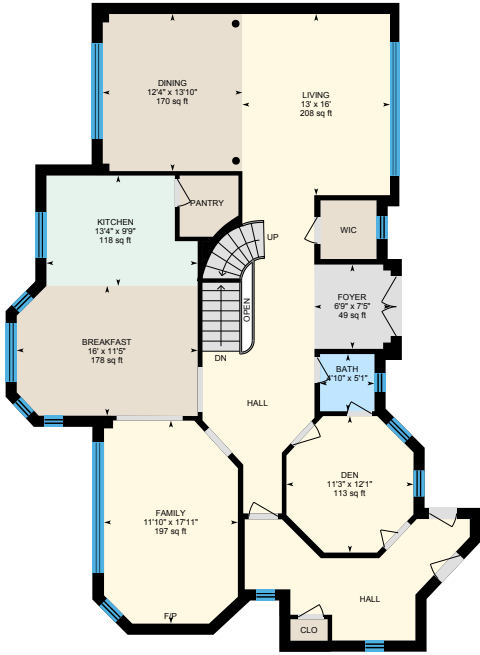
YOUR  
**Community**<sup>™</sup>  
REALTY

**ROYAL LEPAGE**

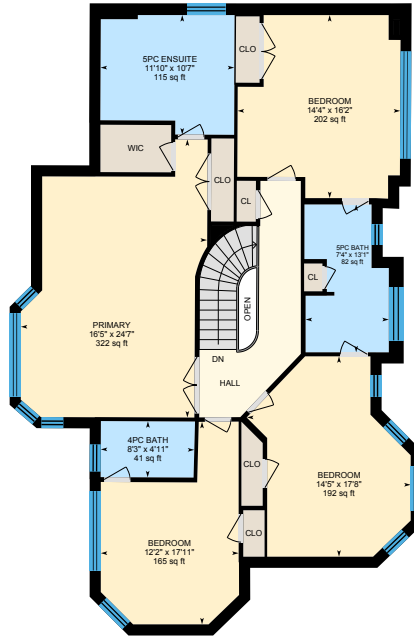
BROKERAGE INDEPENDENTLY OWNED & OPERATED



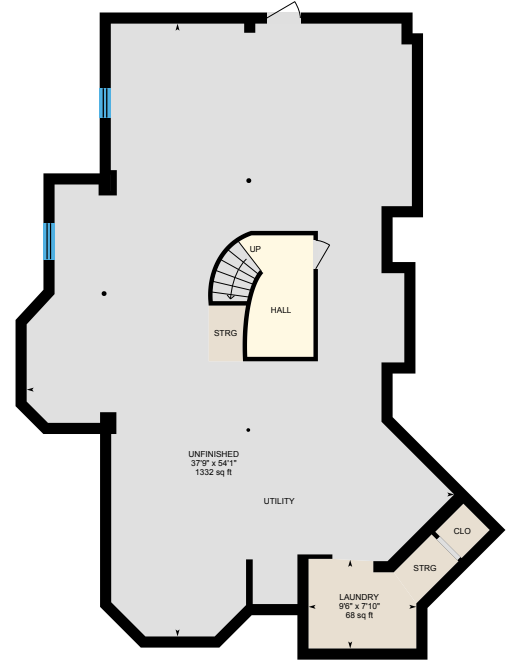
# 50 Kootenay Ridge, Maple



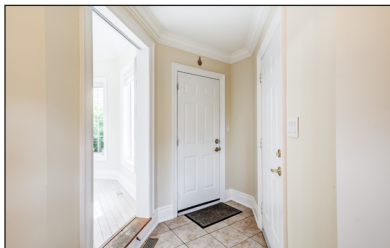
Main Floor



2nd Floor



Basement (Below Grade)

























## PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

### Herbert H Carnegie PS

Designated Catchment School  
Grades PK to 8  
575 Via Romano Blvd

### ÉÉ La Fontaine

Designated Catchment School  
Grades PK to 6  
10110 Islington Ave

### Stephen Lewis SS

Designated Catchment School  
Grades 9 to 12  
555 Autumn Hill Blvd

### Roméo Dallaire PS

Designated Catchment School  
Grades 2 to 8  
550 Peter Rupert Ave

### ÉS Norval-Morrisseau

Designated Catchment School  
Grades 7 to 12  
51 Wright St

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### YRDSB Continuing Education

Grades 9 to 12  
11160 Yonge St

### Dr. Bette Stephenson Centre for Learning

Grades 9 to 12, Adult  
36 Regatta Ave



## CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

### St Raphael the Archangel Catholic ES

Grades PK to 8  
131 Ravineview Dr

### ÉÉC Le-Petit-Prince

Grades PK to 6  
79 Avro Rd

### St Joan of Arc Catholic HS

Grades 9 to 12  
1 St Joan of Arc Ave

### ÉSC Renaissance

Grades 7 to 12  
700 Bloomington Rd



## PRIVATE SCHOOLS

The private schools nearest to you are:



### Roots Private School

Grades PK to 6  
10195 Keele St

### The Prestige School - Richmond Hill

Grades K to 12  
11 Headdon Gate

### Alpha Star High School

Grades 9 to 12  
10670 Yonge St

### Century Private School

Grades PK to 12  
11181 Yonge St

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



### Maple Trails Park

61 Athabasca Dr



3 mins

### Regency View Parkette

83 Regency View Heights



12 mins

### Nevada Park

101 Nevada Crescent



3 mins

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds  
1 Tennis Court  
2 Basketball Courts  
2 Outdoor Games Facilities  
1 Trail



## TRANSIT

For convenient travel around the city, public transit is accessible from this home.



**Nearest Rail Transit Stop**  
Maple GO



**Nearest Street Level Transit Stop**  
Ravineview Dr / Kirby Rd



14 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 5.11km.



**Mackenzie Richmond Hill Hospital**  
10 Trench St



**Fire Station**  
10800 Dufferin St



**Police Station**  
171 Major Mackenzie Drive West



HoodQ

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\*\*\*AMAZING HOME ON A HUGE LOT BACKING TO 60 ACRES OF CONSERVATION\*\*\*

Prestigious Ambassador Hills In Maple On One Of The Largest Lots In The Area At Just Over Half An Acre. The Layout Of This 4000+ Sq Ft Beauty Is Great For Entertaining With Tons Of Space For Your Family And Your Guests. There Is A Triple Car Garage With Entry Into A Wing That Is Totally Separate From The Rest Of The House For A Mudroom/Office/Laundry, Or Anything Else You Would Like To Use It For. Wait Till You See The Primary Bedroom And Spa Like Ensuite. You Will Want To Stare Out The Window To The Yard Or Jump Right Into The Large Soaker Tub. The Basement Is Unspoiled But Has A Full Walkup For You To Create A Separate Living Space For Friends And Family When They Come Visit. Then We Have The Back Yard - This Is The Most Amazing Thing You Have Seen. In Ground Fiberglass Pool, Huge Patio And Even A Gate For You To Walk Into The Ravine And Walking Paths. Totally Private Yard For You To Enjoy Those Summer Nights.

All Existing Gourmet Appliances: Stainless Steel 5 Burner Gas Cooktop, Faber Stainless Steel Built-In Hoodfan, Stainless Steel Built-In Whirlpool Dishwasher, Sub-Zero Stainless Steel Side-By-Side Built-In Fridge, Dacor Stainless Steel Built-In Microwave, Dacor Stainless Steel Built-In Wall Oven; Walk-In Pantry In Kitchen, Shelvings; LG Grey Washer and LG Grey Dryer, Stackable LG Grey Washer and LG Red Dryer; R/I for the Bathroom in Basement, Gas Fireplace, TV Mounts, Skylight On 2nd Floor, Furnace, A/C, Humidifier, HEPPA Air Filter, Tankless Water Heater, Water Filtration System, Ecobee Thermostat, Garage Door Opener and Two Remotes, Fiberglass Pool and All Equipment, CVAC (As Is), Inground Sprinklers, Interlock, Gazebo, Garden Shed, Exterior Pot Lights. Excluded: TVs

Lot: Irregular Front 78.80 ft, West 196.51 ft, East 254.50 ft, North 163.58 ft | Taxes: \$11,601.10/2023

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.