



## 452 Midridge Drive Calgary Alberta

\$585,000

This charming, well-maintained 3-level split residence with privileges at Lake Midnapore offers 1,591 square feet of exceptional living space. Featuring 3 spacious bedrooms and 1.5 baths, this home is complete with a double detached garage with a new 60amp sub-panel (2024), and has been recently updated with brand new triple pane vinyl frame windows (2024). Step inside and be greeted by the warmth of the open concept living and dining area, enhanced by a large window that bathes the space in natural light. The kitchen boasts plenty of storage and a cozy eating area, while providing lovely views to the backyard. Upstairs, discover a good size east facing, primary bedroom with a half bath - rare for this era of home. Two additional bedrooms, each with full closets and large windows and a 4-piece bathroom round off the upper floor. The lower level offers a versatile open concept family room, laundry and mechanical rooms, and a 500 square foot crawl space, providing abundant storage. Outside, the fenced, east-facing backyard provides privacy and is perfect for relaxing and family time. Recent home updates ensure peace of mind for years to come, including a new roof, a new furnace, humidifier, and hot water tank all within the last 5 years. R30 insulation blown into the attic (2016) add to the home's efficiency and comfort. Ideally situated near shopping, schools, walking and bike paths, and the natural beauty of Fish Creek Park, this home offers unparalleled convenience. Embrace the lifestyle of a lake community and enjoy year-round activities at Lake Midnapore. (id:6769)

Family room 18.92 Ft x 16.67 Ft  
Laundry room 9.92 Ft x 6.67 Ft  
Living room 17.17 Ft x 13.50 Ft  
Dining room 11.92 Ft x 8.92 Ft  
Kitchen 11.92 Ft x 11.50 Ft

Primary Bedroom 12.33 Ft x 12.33 Ft  
Bedroom 12.25 Ft x 8.17 Ft  
Bedroom 9.17 Ft x 8.67 Ft  
2pc Bathroom 4.92 Ft x 4.33 Ft  
4pc Bathroom 7.67 Ft x 4.92 Ft

Listing Presented By:



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