



## 20 Midpark Crescent Calgary Alberta

\$845,000

You will find exceptional value in this renovated, two storey semi-detached home in the sought-after Westshore Estates complex of Midnapore! Westshore is a well-run, gated complex that offers a private shared dock, direct access to Lake Midnapore (lake fees included in the monthly condo fees), and a strong sense of community. This 4 bedroom, 3.5 bathroom home features over 2,875 sqft of developed space with thought put into every detail. As soon as you walk through the front door, you will immediately notice the spacious living room with vaulted wood slat ceilings, large windows allowing plenty of natural sunlight, and an 11-foot custom brick-faced Valor gas fireplace. As you head down the hallway, you will enter a gorgeous, open-concept kitchen with high end granite countertops and a large 6.5-foot island. The kitchen also features upgraded appliances, including a gas stove with dual oven, Miele dishwasher, under cabinet lighting, and a built in Marvel wine/beverage fridge. Finishing off the main floor is a spacious dining room, 2-piece bathroom with granite counters, and mud room with a unique floor tile design that leads to your front attached double garage (20'4" x 20'11", with epoxy flooring). The upper level features a 260 sqft, primary bedroom oasis complete with vaulted ceilings, 19 feet of custom built in closet cabinetry, and a 5-piece ensuite with double vanity, granite counters, in-floor heating, stand-alone soaker tub, tile shower, and separate toilet room. To finish off the second level, you will find two more generous sized bedrooms, a 4-piece main bathroom, and a laundry closet with stacked Miele washer & dryer. Finally, head downstairs to encounter a large recreation room, a fourth bedroom with walk-in closet, a 4-piece bathroom with in-floor heating, and plenty of storage in your 266 sqft utility/furnace room. Lastly, enjoy not one, but two patio ...

4pc Bathroom 5.08 Ft x 8.25 Ft

5pc Bathroom 11.75 Ft x 14.67 Ft

Bedroom 9.83 Ft x 14.58 Ft

Bedroom 10.08 Ft x 14.42 Ft

Primary Bedroom 15.83 Ft x 19.75 Ft

4pc Bathroom 6.92 Ft x 6.00 Ft

Furnace 5.50 Ft x 3.67 Ft

Furnace 20.00 Ft x 14.33 Ft

2pc Bathroom 6.50 Ft x 2.75 Ft

Breakfast 14.58 Ft x 8.58 Ft

Dining room 12.17 Ft x 14.42 Ft

Foyer 13.08 Ft x 9.33 Ft

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Listing Presented By:



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# RE/MAX<sup>®</sup>

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Bedroom 13.17 Ft x 18.08 Ft

Kitchen 14.75 Ft x 10.08 Ft

Recreational, Games room 18.50 Ft x 25.75 Ft

Living room 20.08 Ft x 14.92 Ft