



## 44 Midland Place Calgary Alberta

\$802,990

This cozy, thoughtfully and extensively renovated house is a walking distance from the Midnapore Lake . This beautiful house is exceptionally located as it is in a amenity-rich and lake community where residents can enjoy exclusive use for summer water sports and winter skating. Along with all this it has multiple soaring trees in both the front and backyards. Spanning over 2,458 square feet of total living space you will be welcomed on the main floor with vinly plank flooring with spacious living room that has a large window. This living room with an accent wall seamlessly leads straight to the dining area and then to the open kitchen. Inspiring any chef, the brand new kitchen will grab your attentions with its sleek design and modern finishes. At your service will be a quartz countertop , stainless steel appliances, a large island , and cabinets that fully covers two whole walls offering plenty of pantry and storage space for any busy family.. Next to the kitchen is the family room that offers you to unwind by relaxing next to the wood fireplace along with the perfect storage for the extra fire logs you will need on those cold days. Going upstairs, you will see the carpet flooring the leads to a good sized bedroom, a 3-piece central bathroom with a skylight, and a ensuite master bedroom with a walk-in closet. The master bedroom a has a large window and a barn door that leads to the bathroom that has a free standing tub for the much needed long relaxing bubble baths, along with a large walk- in closet. The finished basement adds even more living space to this already impressive home, with two extra bedroom, 3- piece bathroom, and a versatile area that can be used as a recreation room, home gym, or media room. It offers loads of storage space to help keep things organized, and to do your laundry. Whether you need extra space for guests or a place for the kids to ...

Primary Bedroom 13.00 Ft x 14.67 Ft

Bedroom 13.50 Ft x 9.00 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 11.33 Ft x 8.58 Ft

Other 5.25 Ft x 8.67 Ft

Living room 15.75 Ft x 15.17 Ft

3pc Bathroom 8.67 Ft x 4.50 Ft

Laundry room 8.92 Ft x 7.83 Ft

Kitchen 7.33 Ft x 17.92 Ft

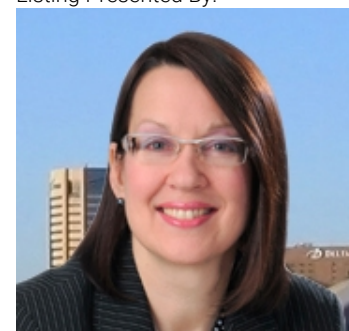
Dining room 6.58 Ft x 17.92 Ft

Living room 15.83 Ft x 18.17 Ft

2pc Bathroom 4.25 Ft x 4.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Comox Realty

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Bedroom 12.50 Ft x 9.75 Ft  
Bedroom 12.08 Ft x 9.50 Ft

Family room 13.00 Ft x 14.42 Ft