



## 20 Midpark Crescent Calgary Alberta

\$695,000

Welcome to your dream home in one of Calgary's most exclusive gated lake communities Westshore Estates! This meticulously maintained property is a rare find, offering an unparalleled lifestyle in a setting that's both serene and vibrant. Nestled in a prime location, this home is a perfect blend of luxury, comfort, and convenience, making it ideal for those who appreciate the finer things in life. As you approach this stunning residence, you'll be captivated by its impeccable curb appeal. The exterior is beautifully landscaped, featuring mature trees and lush greenery, providing a peaceful and private atmosphere. The home itself has been extensively upgraded, with no detail overlooked. Hardwood Floors, second staircase to basement, water softener, Kitchen upgrades, granite countertops, sink, fixtures, lights and flooring. All interior doors, casings and baseboards replaced. Bathroom on the upper level upgraded; Bathfitters shower, sink, toilet, fixtures, flooring, lights and mirrors. Ensuite upgraded, tub, sink, toilet, quartz countertop, flooring, lights, fixtures and mirrors. Windows and doors upgraded and replaced - triple glazed, Solar guard Titanium lowE glass, argon gas filled. Installed garage floor covering. Furnaces replaced 2022, hot water tank replaced 2019. From the moment you step inside, you'll be greeted by an open and airy floor plan that flows seamlessly from room to room. The main living area is a true showstopper, boasting large windows that flood the space with natural light and offer views of the surrounding landscape. There is a separate dining room for hosting family and friends, large upgraded kitchen with a cozy breakfast nook. The living room is spectacular with a floor to ceiling, stone gas fireplace. The adjacent area opens to a spacious private patio, where you can enjoy your morning coffee overlooking a walking path. On the second...

Den 15.58 Ft x 14.92 Ft

Recreational, Games room 19.42 Ft x 18.00 Ft

Storage 11.58 Ft x 5.08 Ft

Storage 8.83 Ft x 3.08 Ft

Furnace 15.58 Ft x 19.58 Ft

2pc Bathroom 7.08 Ft x 3.75 Ft

Foyer 10.33 Ft x 5.67 Ft

Kitchen 13.42 Ft x 10.17 Ft

Living room 13.92 Ft x 19.83 Ft

3pc Bathroom 6.17 Ft x 7.50 Ft

4pc Bathroom 5.92 Ft x 10.08 Ft

Bedroom 11.08 Ft x 17.75 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Breakfast 11.08 Ft x 10.50 Ft

Family room 9.75 Ft x 12.00 Ft

Dining room 13.33 Ft x 14.00 Ft

Primary Bedroom 14.00 Ft x 18.92 Ft