



415 Midridge Drive Calgary Alberta

\$595,000

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! This well-maintained 3-bed, 2-bath, 3-level split home in the family-friendly MIDNAPORE LAKE community is perfect for first-time buyers or small families. With a LARGE WEST-FACING BACKYARD, BOAT/RV PARKING, and an OVERSIZED, HEATED GARAGE, it offers excellent value with LAKE ACCESS and a fantastic neighbourhood atmosphere. Inside, the OPEN-CONCEPT MAIN FLOOR features tile flooring in the foyer and kitchen, with LVP flooring in the living and dining areas. The kitchen offers AMPLE COUNTER SPACE, a complete appliance package, a CORNER SINK with a BUILT-IN GLASS RINSER, and BAR SEATING for up to four. Direct access to the backyard makes outdoor entertaining easy. Upstairs, the PRIMARY BEDROOM includes a LARGE WALK-IN CLOSET and plenty of natural light. Two additional bedrooms with plush carpet share a 4-PIECE BATHROOM with a tiled tub/shower combo. A convenient LINEN CLOSET provides extra storage. The FINISHED BASEMENT adds more living space with a large rec room, 3-PIECE BATHROOM, and crawlspace for storage. This space can also be converted into a full bedroom with ensuite full bath, if desired! The FULLY-FENCED BACKYARD features a BRICK PATIO, and an RV PARKING PAD for two full size vehicles (16x24 ft). Additional highlights include a 2023-installed syncFURNACE TANKLESS SYSTEM for energy efficiency and a never-ending hot water supply. Conveniently located within walking distance of shopping, dining, and transit, this home also provides EXCLUSIVE ACCESS TO MIDNAPORE LAKE, with activities like fishing, paddleboarding, and kayaking. Quick access to Macleod and Stoney Trail makes commuting a breeze! (id:6769)

Primary Bedroom 12.33 Ft x 12.33 Ft
Bedroom 12.25 Ft x 8.08 Ft
Bedroom 9.17 Ft x 8.67 Ft
4pc Bathroom Measurements not available
Recreational, Games room 18.50 Ft x 15.42 Ft

Laundry room 10.42 Ft x 7.33 Ft
3pc Bathroom Measurements not available
Living room 14.17 Ft x 13.42 Ft
Kitchen 12.08 Ft x 11.50 Ft
Dining room 11.83 Ft x 8.92 Ft

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Real Estate Professionals Inc.

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

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