



# 115 Midvalley Place Calgary Alberta

\$725,000

LOCATION ALERT! This home is just steps from FISH CREEK PARK and two blocks from Midnapore Lake in one of Calgary's premier lake communities. This spacious bungalow is located on one of Midnapore's best streets, situated in a quiet cul-de-sac on a 6,700 sq/ft lot with views of Fish Creek Park. With neighboring homes valued between \$930,000 and \$1,350,000, this property offers incredible equity potential. The main floor is filled with natural light from a large east-facing window in your formal living room. The layout includes a formal dining room and a U-shaped kitchen featuring a large southwest-facing window over-looking the back deck and mature backyard. The adjacent family room includes a thermostat controlled gas fireplace and patio doors that lead to a large deck. This level also hosts two secondary bedrooms, a four-piece bathroom, and a spacious primary bedroom with a rare four-piece ensuite. The lower level provides an additional 1,330 sq/ft of living space, including a large recreation room with a gas fireplace, a fourth bedroom, an office, a three-piece bathroom, and two storage areas. Outside, the private backyard is shaded by mature trees and includes an oversized detached garage (23.4' x 23.4') with a new door and paved alley access. Homes on streets like this are rarely available. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX First

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

- Recreational, Games room 28.17 Ft x 21.25 Ft
- Bedroom 11.17 Ft x 12.00 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Den 12.92 Ft x 17.00 Ft
- Office 7.42 Ft x 5.25 Ft
- Furnace 14.75 Ft x 12.83 Ft
- Living room 15.50 Ft x 11.92 Ft
- Kitchen 18.83 Ft x 11.92 Ft
- Foyer 12.58 Ft x 4.67 Ft
- Family room 12.00 Ft x 18.33 Ft
- Dining room 7.58 Ft x 9.00 Ft
- Primary Bedroom 15.25 Ft x 10.92 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Bedroom 10.08 Ft x 8.92 Ft
- Bedroom 10.00 Ft x 9.92 Ft
- 4pc Bathroom .00 Ft x .00 Ft