



48 Midglen Way Calgary Alberta

\$675,000

****OPEN HOUSE Sunday, March 15 - 1pm to 3pm**** Welcome to 48 Midglen Way SE - the home you've been waiting for! Located in the highly sought-after lake community of Midnapore, this beautifully maintained family home sits on a large corner lot and offers the perfect blend of comfort, space, and an unbeatable lifestyle. With Fish Creek Provincial Park only a one-minute walk away, a large green space and park directly across the street, and Lake Midnapore just a ten-minute walk away, this location delivers the outdoor living Calgary families love. The home makes a wonderful first impression with its expansive front yard, mature landscaping, and standout blue spruce and weeping willow trees, giving the property exceptional curb appeal and privacy. Inside, you'll find a bright and welcoming layout featuring updated bay windows that fill the home with natural light, a beautifully designed kitchen with ample cabinetry, and a spacious living room perfect for relaxing or entertaining. The bedrooms are well sized and comfortable, making the home ideal for families. Downstairs, the fully finished basement offers an enormous amount of additional living space, including a large bedroom and beautifully updated bathroom. With a private side entrance, the basement also provides excellent potential for a future suite (illegal)--perfect for extended family or potential rental income. Important upgrades add long-term value and peace of mind, including central air conditioning installed in 2019, a high-efficiency furnace installed in 2022, and a reverse osmosis water filtration system installed in 2022. The backyard is designed for enjoying Calgary's summer months. Step out onto the large deck and relax in your private hot tub, creating the perfect space for gatherings with friends and family. Pebbled aggregate walkways, lush grass, garden areas, and mature trees surrounding the yard provid...

Family room 11.00 Ft x 27.83 Ft
 Primary Bedroom 11.67 Ft x 13.50 Ft
 Other 4.17 Ft x 6.92 Ft
 3pc Bathroom 8.58 Ft x 7.67 Ft
 Laundry room 10.33 Ft x 18.83 Ft
 Furnace 4.75 Ft x 8.58 Ft

Kitchen 10.33 Ft x 8.67 Ft
 Living room 11.92 Ft x 15.75 Ft
 Bedroom 10.33 Ft x 9.50 Ft
 Bedroom 7.58 Ft x 4.92 Ft
 Bedroom 11.00 Ft x 7.92 Ft
 Other 6.67 Ft x 8.00 Ft

Listing Presented By:



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Other 8.67 Ft x 3.75 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Dining room 11.50 Ft x 9.08 Ft