

226 Midridge Crescent SE
Calgary, Alberta

MLS # A2178110



\$799,900

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,446 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows		

Inclusions: Shed

Exceptionally well cared for 1446 sq ft BUNGALOW in the heart of the LAKE MIDNAPORE community. This home is beautiful and clean, ready for its new family. As you make your way to the front door you'll note the welcoming porch with composite decking that leads to a private entrance. Welcome! 3+1 BEDS and 3 BATHS await. Warm SITE FINISHED OAK HARDWOOD will draw you in; imagine hosting Christmas Dinner in the spacious dining room. Note the OFFICE or music space near the entrance for those who work from home. The kitchen is well appointed with warm, quality wood cabinets, under cabinet lighting, and lovely GRANITE countertops. The kitchen is flooded with light from the UPDATED VINYL WINDOWS (throughout). As you move through the breakfast space you are greeted by a large living room outfitted with a WOOD BURNING STOVE FIREPLACE - to enjoy as we move towards winter. Off the living room is an expansive LOW MAINTENANCE composite deck. Take a moment to notice the large landscaped yard with mature plants, and fantastic patio. Continue the tour with 3 beds up, including a large primary bedroom with adjoining 4PC ENSUITE. The FULLY DEVELOPED BASEMENT is accessible from the side door of the property should someone consider further development. It is well appointed with a large RECREATIONAL GAMES ROOM that could easily host a pool table. Adjacent is comfortable family room featuring a GAS FIREPLACE and dry bar - perfect for family movie night. The 4th bedroom (Seller discloses that the enlarged window does not meet current egress code) is ideal for a teen or guest and has a large walk in closet. The basement laundry is in a finished space shared with a 3PC bath. Plenty of storage makes it easy to tuck away seasonal items. The roof was replaced in 2022. Turnkey! The OVERSIZED

DOUBLE DETACHED GARAGE offers additional storage, or a hideaway for those inclined to tinker. IDEALLY LOCATED near the SCHOOLS, COMMUNITY CENTRE and FISH CREEK PARK. This home also has LAKE PRIVILEGES, so owners can enjoy year round recreation such as pickle ball, tennis, boating, fishing, skating, and sledding. Seldom is there a listing that shows such pride of ownership. Be certain to book a showing ASAP!