

15 Midlake Green SE  
Calgary, Alberta

MLS # A2265220

\$2,099,000

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Midnapore                                                                 |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 2 Storey                                                                  |        |                   |
| Size:     | 2,676 sq.ft.                                                              | Age:   | 1979 (46 yrs old) |
| Beds:     | 4                                                                         | Baths: | 3                 |
| Garage:   | 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C |        |                   |
| Lot Size: | 0.26 Acre                                                                 |        |                   |
| Lot Feat: | Beach, Cul-De-Sac, Lake, Reverse Pie Shaped Lot, Secluded, Waterfront     |        |                   |

|             |                                                |            |      |
|-------------|------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                        | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Stone, Tile, Vinyl Plank | Sewer:     | -    |
| Roof:       | Asphalt                                        | Condo Fee: | -    |
| Basement:   | Finished, Full                                 | LLD:       | -    |
| Exterior:   | Brick, Cedar, Concrete                         | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                | Utilities: | -    |

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Sauna, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** NA

Waterfront Living in Calgary's Midnapore – A Rare Opportunity! Welcome to one of Calgary's most private lakefront homes, tucked away on a quiet street in the sought-after community of Lake Midnapore. This beautifully renovated property sits on a large 11,000 sq. ft. south-facing lot, offering all-day sunshine, mature trees, and an unmatched sense of space and privacy. Unlike newer lake communities, this exclusive street offers ample parking and a true cottage-style atmosphere, rarely found in the city. From your backyard, enjoy unobstructed views across the lake to peaceful green space, not other homes. Relax or entertain on the spacious 700 sq. ft. deck, or step down to your private dock for swimming, paddleboarding, or skating year-round. Inside, the open-concept main floor features a dream kitchen, a custom bathroom, laundry area, and a flexible 4th bedroom or office. Upstairs, three generous bedrooms include a luxurious primary suite with a private balcony overlooking the water and an elegant ensuite. The fully developed basement adds comfort and versatility with a gym, sauna, shower room, media area, and 5th bedroom, ideal for family or guests. Beyond its move-in-ready appeal, this property also represents one of the best redevelopment lots on the lake, a rare opportunity to design your dream waterfront estate in the future. Located just 20 minutes from downtown Calgary, this home perfectly blends lakeside tranquility with city convenience. Don't miss your chance to own a true lakefront retreat in the city, schedule your private showing today!