

827, 860 Midridge Drive SE
Calgary, Alberta

MLS # A2201693

\$624,900

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,798 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 531
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

The Absolute Best location, Best lot & the Best exposure. Backing directly onto and siding onto Fish Creek Park. A rare opportunity to live on the ridge enjoying nature right off your deck. This end unit features a secluded fenced court for total privacy. The front foyer is inviting & spacious and leads to a efficiently designed kitchen, large dining area & eating nook with views to the park. You will love the living room with vaulted ceilings boasting a wood burning fireplace on one side & wall of windows on the other with sweeping views of Fish Creek Park. The main floor also features an office & 2 piece bath conveniently located just off the front entrance. Upstairs you'll find the large primary bedroom with its own cozy fireplace, large walk-in closet & 5 piece ensuite, a spacious 2nd bedroom & renovated 4 piece bath. The lower level has a media room, flex area & tons of storage. Other features include high end efficiency furnace, tankless hot water system and all upper windows are low e triple pane windows. Enjoy living in this lake community that include full lake amenities. Meticulously kept, light & bright throughout, warm & inviting.