

148 Midlake Boulevard SE  
Calgary, Alberta

MLS # A2204992

\$779,900

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Midnapore                                                                 |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 2 Storey Split                                                            |        |                   |
| Size:     | 1,705 sq.ft.                                                              | Age:   | 1978 (47 yrs old) |
| Beds:     | 4                                                                         | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                                    |        |                   |
| Lot Size: | 0.14 Acre                                                                 |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Native Plants, Rectan |        |                   |

|             |                                                                 |            |      |
|-------------|-----------------------------------------------------------------|------------|------|
| 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:   | Beamed Ceilings, Granite Counters, No Smoking Home, Soaking Tub |            |      |

**Inclusions:** Telus Security System (equipment and monitoring) can be assumed otherwise the property will come without a security system.

This is an outstanding opportunity to purchase a large family home steps from the entrance of beautiful Lake Midnapore. Imagine spending the summer at the beach and simply walking across the street! Loads of curb appeal invites you home, walk past mature trees to the front paving stone patio. Landscaping here is 10/10 - the back yard also hosts charming paving stones, a covered patio, and a babbling pond. Welcome guests into the spacious entry. The large living room and dining room are great for entertaining. The kitchen is sure to catch your eye with it's character open beams, big windows and granite countertops. A quiet family room is great for cozying up to the wood burning fireplace, maybe read a book. A main floor powder room, and a main floor office (could be a bedroom) are useful to any family. The main floor open closet was formerly a laundry location and could likely be converted back by the homes next family. Hardwood wood floors create a warmth , and the home is flooded with natural light from it's updated vinyl windows. Up the charming stairs you'll find the primary suite with large ensuite bathroom. If you favour a bath, this ensuite tub will entice you. Two additional bedrooms, and an updated family bath with walk in closet. The basement is developed with a Rec Room, additional bedroom, and bathroom. Loads of storage - no trouble finding a spot for the off season stuff. The double attached garage is connected to the house without an outside walk, and a feature that is harder to find in Midnapore. The back lane is paved - no ugly garbage bins on the driveway. Location is incredible - in the heart of the community. Steps from the lake, the schools, and Fish Creek Park. Close to amenities such as shopping, transit, the community centre, skate park, and community gardens. Be sure to view this home... it has a little personality and a

lot of good features. If you want a family home in Midnapore... this one is a contender.