



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**480 Midridge Drive SE  
Calgary, Alberta**

**MLS # A2302994**



**\$639,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	NA		

Welcome to this charming bungalow in the desirable lake community of Lake Midnapore, where residents enjoy exclusive year-round lake access with swimming, beach days, skating, and sledding. The home offers great curb appeal with mature trees and three outdoor living spaces capturing east, south, and west sunshine. Inside, a bright open-concept layout features a sun-filled living room flowing into a spacious dining area with access to the sunny side yard. The kitchen includes stainless steel appliances, a tile backsplash, and a large breakfast bar. The main floor offers three bedrooms, an updated full bath, a spacious primary bedroom with patio doors to the front deck, and its own laundry. A mudroom leads to the side courtyard and fully fenced backyard with a double detached garage. The developed basement features a 2-bedroom illegal suite with a living area, kitchen, 3-piece bath, and separate laundry for the basement—ideal for extended family or rental potential. The landscaped yard includes an irrigation system by Rain Bird, serviced annually by Seitz Irrigation. Updates include tankless hot water (2022), windows (2017+), roof (2016), furnace serviced in 2024, and newer appliances. Close to Fish Creek Provincial Park, schools, shopping, restaurants, and the Calgary CTrain with quick access to Macleod Trail, Stoney Trail, and Deerfoot Trail. A playground across the street adds to the family appeal.