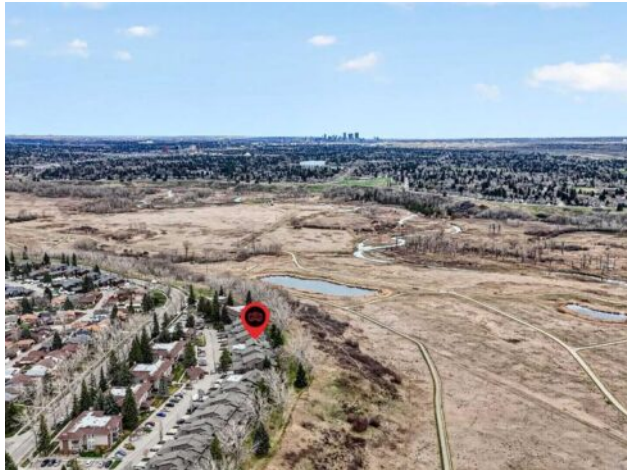




**832, 860 Midridge Drive SE
Calgary, Alberta**

MLS # A2308024



\$825,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Midnapore | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow with Loft | | |
| Size: | 1,842 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 2 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Environmental Reserve, Greenbelt, Low Main | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 519 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Cedar, Wood Frame | Zoning: | M-CG d29 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, No Smoking Home, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: Blueprints in main floor hallway

Tucked away in one of Calgary's most treasured locations, this exceptional bungalow with loft villa offers an incredibly rare opportunity to enjoy refined, low-maintenance living backing directly onto the natural beauty of Fish Creek Provincial Park — one of Canada's largest urban parks, celebrated for its extensive pathway system, wildlife watching, and year-round outdoor recreation. Located in the highly sought-after lake community of Midnapore, residents enjoy coveted lake privileges with four-season activities including swimming, fishing, skating, and community events, while also being surrounded by mature trees, established amenities, and an unparalleled sense of serenity. Offering over 1,800 sq ft above grade, this beautifully renovated home has been thoughtfully designed for those who appreciate warmth, character, and inspiring natural surroundings. From the moment you step through the private covered courtyard entrance, you are welcomed into a residence that feels worlds away from the ordinary. Inside, soaring wood-lined vaulted ceilings, rich architectural detail, and a striking wood-burning fireplace create an atmosphere that is both charming and deeply inviting. The open-concept kitchen is a dream for those who love to cook and entertain — beautifully appointed with premium appliances including a gas range and wall steam oven, abundant workspace, and effortless connection to the expansive dining area where gatherings can comfortably unfold. The true showpiece, however, is the setting. Wall-to-wall windows and the generous rear deck frame breathtaking panoramic views over the park below — an ever-changing natural landscape where bald eagles soar, deer wander quietly through the trees, and coyotes can often be spotted in the distance. With over 100 kilometres of trails and protected parkland

beyond your doorstep, every season brings a new kind of beauty. The main floor primary retreat offers comfort and privacy, while a second bedroom and three full baths provide flexibility for visiting family and guests. Above, the charming loft is a destination in itself — complete with built-in bookshelves and integrated workspace, creating the perfect sunlit haven for reading, painting, writing, or quiet reflection. The fully developed basement extends your living space with a spacious recreation room and an additional full bathroom — ideal for hobbies, movie nights, or games. A double attached garage adds everyday convenience, while the professionally managed condo lifestyle means no yard work and minimal exterior maintenance — simply lock the door and enjoy the freedom to travel, relax, and spend your time doing what you love. This is not simply a home — it is a lifestyle reserved for those seeking peace, privacy, nature, and something truly special.