



**229, 20 Midpark Crescent SE  
Calgary, Alberta**

**MLS # A2309649**



**\$1,295,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,387 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Beach		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 651
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

**LAKEFRONT LOCATION!** Welcome to one of the most sought after locations in this exclusive gated lakefront complex of Westshore Estates. Perfectly positioned on a premier waterfront lot, this exceptional home offers breathtaking lake views, mature trees, and the opportunity to enjoy true lakefront living with the ease of a low-maintenance lifestyle. Ideally situated along the shores of Lake Midnapore, this beautiful home offers over 3,400 sq. ft. of developed living space with 4 bedrooms and 3.5 bathrooms where you will enjoy lake views framed by expansive windows throughout the home. With over 2,300 sq. ft. above grade and a fully developed basement, this home offers the space of a detached property without the upkeep. The main floor is designed to maximize both the views and functionality, featuring a spacious living room with soaring vaulted ceilings, a dramatic central floor to ceiling stone fireplace, formal dining area with custom built-ins, an office, and convenient main floor laundry. The beautifully updated kitchen showcases custom cabinetry, stone countertops, a gas range, and a bright breakfast nook overlooking the water. The sunken living room is the heart of the home, where large windows highlight stunning lake views. Step onto the new wooden deck and patio area to enjoy one of the most peaceful settings in the complex, surrounded by mature landscaping and towering trees or, step out of your yard and head straight into the water. A few more steps and you are at the private beach and park. Upstairs, the spacious primary bedroom is unlike anything you'll find in similar properties, offering a private lake view balcony, custom stone fireplace, generous 4 pc ensuite, and an abundance of closet space. Two additional bedrooms and a full bathroom complete the upper level. The fully developed basement provides even more flexibility with a

large recreation room, fourth bedroom, full bathroom, kitchenette, and additional storage space. Whether you're downsizing from a larger family home or looking for a lock and leave lifestyle without sacrificing space, this is the opportunity to secure one of the best lakefront locations in the community. Wake up to the water, entertain against a backdrop of lake views, and enjoy a lifestyle few properties can offer.