



**117 Midcrest Crescent SE  
Calgary, Alberta**

**MLS # A2315204**



**\$589,800**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Off Street, Oversized, RV Access/		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to this wonderful home on a quiet street in the highly desired lake community of Midnapore. Inside, you will find a bright, updated layout with new vinyl plank flooring, fresh pot lights and other updated lighting, a welcoming living area, and a beautifully updated kitchen featuring white cabinetry, granite countertops, stainless steel appliances, a newer microwave, and great flow into the dining and living spaces. The main level also offers 2 comfortable bedrooms and a renovated 4-piece bathroom. The lower level provides additional living space with a spacious family room, bedroom area (with 2 pce ensuite), laundry room and an updated 3 pce bathroom with a large tiled shower, giving the home excellent flexibility for extended family, teens, guests, or a cozy movie and recreation area. Outside, enjoy a private sunny south facing backyard designed for relaxing and entertaining, complete with a covered deck, string lights, patio space, mature trees, fire pit area and room to enjoy Calgary summers. The property also offers excellent parking and storage with an RV pad and an impressive 26x28 detached garage featuring 220V wiring and potential rough-in for in-floor heat. Major updates and features include a roof that is only 1 year old, hot water tank from 2021, air conditioning, copper pipes, high-efficiency furnace, newer electrical panel, wome windows have been replaced over the years, updated blinds, new vinyl flooring, and updated lighting throughout. This is a fantastic opportunity to own a well-kept and thoughtfully updated home in one of Calgary's most loved lake communities just minutes from Fish Creek Provincial Park and within walking distance to schools/shopping, including the Chinese immersion school and Catholic school, and the Midsun rec center.