



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

119 Midland Place SE
Calgary, Alberta

MLS # A2322130



\$584,900

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,516 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage		

Inclusions: TV mount in basement bedroom, Freezer in basement storage room, Shelving in basement furnace room, Outdoor shed.

Welcome to this warm and inviting family home, ideally situated on a quiet cul-de-sac with exceptional curb appeal and a charming front porch that creates the perfect first impression. Thoughtfully maintained and updated over the years, this home offers a wonderful combination of comfort, functionality, and energy efficiency. Adding to its appeal, the property received a post-retrofit EnerGuide evaluation in 2023, and the shingles were replaced the same year, providing peace of mind for years to come. Step inside to discover a spacious front entrance that flows into a generously sized dining room, perfect for hosting. The main floor also features a convenient 2-piece powder room and a practical main-floor laundry area with easy outdoor access to the backyard deck, creating an ideal indoor-outdoor lifestyle during the warmer months. The bright and functional kitchen is designed with both everyday living and entertaining in mind. Open to the eating nook, this welcoming space was updated in 2019 with beautiful quartz countertops and a stylish backsplash. Stainless steel appliances add a modern touch, including a newer refrigerator and newer dishwasher. The large window above the sink allows natural light to pour in. Just off the kitchen, the comfortable living room serves as the heart of the home. Gather around the cozy wood-burning fireplace, complete with a classic brick surround and mantle, creating the perfect setting for relaxing evenings with family and friends. Upstairs, you'll find four spacious bedrooms, and full bath offering plenty of room for a growing family, guests, or a home office. Additional improvements include four newer upper-level windows and upgraded attic insulation, and new carpet installed in 2022. The fully developed basement expands the home's living space with a large family room and recreation

area. The basement features a newly renovated 3-piece bathroom, a newer furnace and hot water tank, and potential to add an additional bedroom thanks to the legal-sized window. Outside, the backyard is a true highlight. Backing directly onto a walking path and expansive green space that leads to Fish Creek Park, this setting offers a rare combination of privacy and natural beauty. The newer fully fenced backyard provides added security and peace of mind, making it a wonderful space for the whole family to enjoy. Ideally located within walking distance to Midnapore Lake, residents can enjoy year-round recreation including swimming, pickleball, skating, and a variety of community activities. The home is also conveniently close to schools for all grade levels, making it an excellent choice for growing families. This beautifully maintained home offers an outstanding opportunity to enjoy a desirable location, thoughtful updates, direct access to nature, and exceptional community amenities, all while providing the space and features today's families are looking for.