



GRASSROOTS
REALTY GROUP

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263 Midlawn Close SE
Calgary, Alberta

MLS # A2322428



\$699,900

Division:	Midnapore		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,096 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Pri		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dishwasher, Washer/Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Electric Stove, Window Coverings		

OPEN HOUSE THIS Sunday, JUNE 28 between 12 PM-3 PM. Welcome to this exceptional 3-level split home nestled in the highly desirable LAKE COMMUNITY of Midnapore (lake privileges: beach, boating, tennis, and clubhouse), ideally situated on a tranquil street directly across from a scenic PLAYGROUND. Enjoy the ultimate peace of mind as you watch your kids play on the playground from the comfort of your living room couch! This prime location is also within short walking distance to the beautiful pathways of Fish Creek Provincial Park, offering the perfect blend of community and nature. The interior has been meticulously maintained and showcases extensive improvements. The main level invites you in with newly sanded and refinished gleaming hardwood floors (2024) and a seamless, sun-drenched open floor plan. Stay energy-efficient year-round with brand-new TRIPLE-PANE windows (2024), NEW front/back doors (2024), and CUSTOM blinds throughout (2024). The main floor and entire upper level boast a fresh, modern coat of paint (2025). Perfect for entertaining, the updated kitchen features freshly painted cabinets with modern new hardware (2024) and a large central island overlooking your outdoor retreat. Ascend to the upper level to discover three generously sized bedrooms, including a primary suite with a WALK-IN CLOSET, and a beautifully renovated 4-piece bathroom. The fully developed lower level extends your living space with a bright family room anchored by a cozy stone WOOD burning FIREPLACE. A fully renovated 3-piece bathroom, dedicated laundry room, and an abundance of storage space—including an easily accessible crawlspace—complete this floor. Step outside into your private backyard oasis, featuring professional new landscaping (2025) and a massive deck perfect for

summer BBQs. The exterior curb appeal shines with new front landscaping shrubs and freshly trimmed mature trees. A fully fenced yard and a massive 24'x24' oversized detached double garage provide ultimate utility. Rest easy knowing the big-ticket items are done: a newer furnace, hot water tank, and roof done in 2013. Complete with exclusive Midnapore lake privileges (beach, boating, tennis, and clubhouse), this home offers an unparalleled lifestyle. Don't miss this rare opportunity—schedule your private viewing today!