



GRASSROOTS
REALTY GROUP

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378 Midridge Drive SE
Calgary, Alberta

MLS # A2337758

\$495,000

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,111 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage		

Inclusions: Shed, Hot Tub, Solar Panels, Permanent Christmas Lights

Welcome to this beautifully maintained 3-bedroom, 2-bathroom semi-detached home located in the EXCLUSIVE LAKE COMMUNITY of Midnapore. Come and enjoy the private, year-round lake, which offers many leisurely activities; swimming, paddle boarding, kayaking, fishing, ice skating, and more! This home has many great features including a HOT TUB, SOLAR PANELS, PERMANENT CHRISTMAS LIGHTS, new dishwasher (2024) new electrical panel (2024), a high efficiency furnace, tankless water heater, smart thermostat, new luxury vinyl plank flooring (2025) and fresh paint. The ROOF, SIDING, FACIA and EAVESTROUGHS were all redone in 2021. Walking in the front door, there is a tiled entryway, a coat closet and a bright open concept living/dining room with large west facing windows. Beyond the dining area is the kitchen, a powder room and the back door leading to the big backyard area with pet friendly maintenance free astro TURF GRASS, a back deck and a hot tub. The yard is fully fenced, with a shed and gravel PARKING pad. In the FINISHED BASEMENT, you'll find a flex space that is currently set up as a HOME GYM with heavy duty rubber mat flooring, but could be transformed into anything — an office, a kids playroom, a home theatre. Next to this is the large mechanical room/laundry room which also provides ample STORAGE. Upstairs on the top floor, there is a spacious primary bedroom with double closets, a 4 piece bathroom and two secondary bedrooms. This community offers an abundance of amenities, including great schools, nearby FISH CREEK PARK, playgrounds, tennis courts, sporting fields, and all the shops you could ask for right outside your doorstep.