



GRASSROOTS
REALTY GROUP

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232 Midglen Place SE
Calgary, Alberta

MLS # A2344057



\$824,900

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	Refridgerator in Basement, beverage cooler		

THIS IS NOT YOUR TYPICAL MIDNAPORE HOME! Beautifully and extensively renovated from top to bottom, this stunning 4-bedroom home combines modern design, thoughtful upgrades and an incredible outdoor lifestyle in one of Calgary's most sought-after lake communities. From the vaulted ceilings and show-stopping kitchen to the professionally landscaped, fully zeroscaped backyard and redesigned entertainment basement, this is a home that truly needs to be seen to be appreciated. Step inside and immediately feel the openness of the main floor, highlighted by vaulted ceilings, new LVP flooring, recessed LED pot lighting and a striking electric fireplace that creates an inviting focal point for the living space. The stunning kitchen features quartz countertops, all-new soft-close cabinetry, a stylish glass tile backsplash, pot filler and premium Bosch induction range. Beautiful fixtures and thoughtful finishing details throughout give the entire space a polished, modern feel. The primary bedroom is an impressive retreat with generous space, a walk-through/walk-in closet and a beautifully designed ensuite featuring a soaker tub, large separate shower and stylish finishes. A second spacious bedroom and updated main living spaces complete the upper level. Head downstairs and discover a completely reimagined entertainment space designed for movie nights, game days and memorable evenings with friends. Accent lighting and dramatic dark feature walls create a true viewing and experience room, while the large wet bar with quartz counters and wine fridge makes entertaining effortless. Two additional bedrooms provide plenty of flexibility for family, guests or a home office, while the renovated basement bathroom completes the space. The upgrades extend far beyond what you can see. All permits were pulled, the electrical system has been updated with a new main

electrical panel upstairs, with the original basement panel now serving as a sub-panel. All copper plumbing has been removed and replaced with PEX plumbing. Other major improvements include new windows and doors in 2021, hot water tank in 2020 and roof in 2017. Outside, the transformation continues. Completed in 2022, the professionally landscaped and fully zeroscaped yard offers multiple outdoor living areas, mature trees, beautiful landscaping and absolutely no grass to maintain. Relax, entertain or enjoy the privacy of this exceptional outdoor space. The property also offers RV parking potential, currently used as an additional sitting area, with a trailer gate and ample parking available. The exterior has been finished with attractive acrylic stucco on both the home and garage, plus soffit lighting for added curb appeal and convenience. A large shed sits in front of the double detached garage for additional storage. Located in the highly desirable lake community of Midnapore, you are close to schools, shopping, restaurants, transit, Midnapore Lake and Fish Creek Park! We'd love to have you through for a showing!