



GRASSROOTS
REALTY GROUP

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231, 20 Midpark Crescent SE
Calgary, Alberta

MLS # A2344959



\$1,299,000

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,540 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Gated, Guest, Oversized		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Close to Clubhouse, Few		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 694
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar		
Inclusions:	N/A		

RARE WATERFRONT OPPORTUNITY ON LAKE MIDNAPORE! Located within an exclusive gated community, this extensively renovated home comes with approximately 3900 sq ft of living space, and offers incredible lakefront lifestyle. The bright open-concept main floor features large living room or office, spacious newer kitchen with quartz counter tops, breakfast bar, very functional and higher end appliances and a large dining room perfect for entertaining family and friends. Imagine making breakfast and watching the sunrise glaze the lake. Fabulous way to start the day. Adjacent is a beautiful family room with vaulted ceiling, gas fireplace, in-floor heating, huge windows and spectacular view of the lake. A 3-piece bathroom and laundry complete this level. Upstairs, the impressive primary retreat features a vaulted ceiling, wood burning fireplace, and private lake-view balcony. The renovated ensuite offers in-floor heating, vanity with dual sinks, freestanding soaker tub, walk-in shower and a large walk-in closet with built ins. Two additional generous sized bedrooms and gorgeous guest bathroom with dual sinks complete the upper level. The huge lower level offers exceptional additional living space, ideal for games room and media room, complete with a wet bar, extensive built in bookcases, shelving, and a 2 piece powder room. Two generous storage rooms provide plenty of additional space. This home offers so many upgrades like 2 newer furnaces with humidifier, water softener, tankless hot water heater, windows, doors, flooring, in-floor heating, kitchen cabinets, appliances, light fixtures, 4 newer bathrooms, garage door opener and list goes on. Double attached garage, lovely outdoor spaces, mature landscaping, direct private lake access, community center, park, walking paths, swimming and fishing in the summertime and skating in the winter makes it a perfect

home. Check out the virtual tour.