



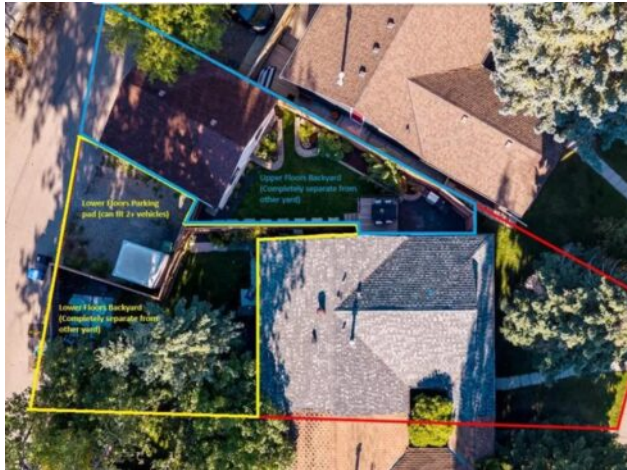
GRASSROOTS
REALTY GROUP

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47 Midvalley Rise SE
Calgary, Alberta

MLS # A2348298

\$699,900



Division:	Midnapore		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,138 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Oversized, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Low Maintenance La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement: stove, dishwasher, microwave hoodfan, washer, dryer		

Welcome to 47 Midvalley Rise, an exceptional legally suited bungalow executed to perfection. Designed to exceed standard rental specifications, this turn-key property is ideal for investors looking for top-tier rental revenue, buyers seeking a premium mortgage helper, or families desiring a multi-generational living arrangement. With completely independent living quarters, separate utility systems, distinct private yard spaces, and extensive parking, this home sets a new benchmark for legal suites. The main level boasts a bright, modern layout accented by brand-new luxury vinyl plank (LVP) floors, fresh neutral paint throughout, smooth flat ceilings, and updated light fixtures. At the heart of the home, the updated kitchen features a stylish new backsplash, stainless steel appliances, and custom pull-out drawers in the pantry for maximum accessibility. Beautiful patio doors seamlessly extend the living space out to a private deck and dedicated backyard section, completely separated from the lower level outdoor space. The upper layout offers three comfortable bedrooms, including a generous primary retreat with a large walk-in closet, alongside an oversized 5-piece bathroom. Completing the main legal suite is a private stacked washer and dryer, as well as exclusive access to the oversized double detached garage. The legal lower-level suite has been fully renovated to a higher standard than most suites on the market. Featuring two bedrooms and a sleek 4-piece bathroom, the space is flooded with natural light through expansive windows. The custom kitchen is thoughtfully designed with premium quartz countertops, abundant storage, and beautiful full-sized appliances. Outstanding soundproofing was built directly into the construction using ROCKWOOL Safe'n'Sound®; stone wool batt insulation combined with resilient channels, minimizing noise transfer

between floors. The basement also provides its own dedicated laundry room, ample extra storage, and fully independent climate controls. Mechanically, the home is equipped with a new hot water tank and two separate new furnaces to ensure each unit operates independently. Outdoors, the massive rear lot has been cleverly divided into two separate, fully fenced yards. Lower residents benefit from their own private parking pad that comfortably accommodates up to three vehicles, situated conveniently off a clean, paved back lane. The location offers a lifestyle that is hard to match. Situated in a prime pocket of the community, you are less than a two-minute walk from both Lake Midnapore and the expansive trails of Fish Creek Provincial Park. Residents enjoy year-round lake access—including swimming, boating, tennis, and winter ice skating—alongside miles of scenic nature paths right at their doorstep, making this property an extraordinary place to live or invest.