



GRASSROOTS
REALTY GROUP

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39 Midridge Close SE
Calgary, Alberta

MLS # A2349250



\$765,000

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Wet Bar		
Inclusions:	Dishwasher in basement		

Welcome to this beautifully renovated 5 bedroom bungalow with dedicated office, ideally positioned on a quiet street in the lake community of Midnapore. Nature is at your doorstep with miles of pathways, green spaces, and the natural surroundings of Fish Creek Provincial Park. Thoughtfully modernized from top to bottom, this home offers an exceptional combination of space, functionality and natural light. The bright and inviting main floor features three bedrooms alongside a beautifully renovated kitchen, living room and dining area. Dramatic vaulted ceilings and expansive floor-to-ceiling windows fill the main living spaces with natural light and create an impressive sense of openness. The updated kitchen is designed for both everyday living and entertaining, with a generous breakfast bar, quartz countertops, a large island, a hood range and upgraded appliances. The developed basement features oversized triple-pane windows, 2 additional bedrooms, a large office, 3 piece bathroom and a spacious family room with a wet bar creating flexibility for a large or growing family, teenagers and guests. Additional upgrades include a new roof, central air conditioning, high-efficiency furnace, hot-water tank, upgraded electrical panel, additional blown-in attic insulation, cork underlay and double-pane windows throughout the main floor. Outside, the fully fenced and well-maintained property is complemented by an expansive concrete patio and a RARE oversized garage (24'x22') leaving room to accommodate 2 vehicles while still providing space for a workshop and storage. You will love the benefits of Midnapore Lake access for year around enjoyment while schools, childcare, public transportation, shops and everyday amenities are all close at hand. Excellent connections to Macleod Trail and Stoney Trail make travelling throughout Calgary or

heading south out of the city a breeze. This is a home that offers the space of a much larger property while retaining the convenience, character and accessibility of a beautifully modernized bungalow....not a thing to do but move in!