



GRASSROOTS
REALTY GROUP

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252, 20 Midpark Crescent SE
Calgary, Alberta

MLS # A2350169



\$750,000

Division:	Midnapore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,932 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Lake, Landscaped, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 535
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, See Remarks, Stone Counters		

Inclusions: N/A

Welcome to Westshore at Lake Midnapore — Where Executive Living Meets Lakeside Luxury! Discover a rare opportunity to enjoy an exceptional lifestyle in Westshore, an exclusive gated community in South Calgary. With private gated access to the beach and residents's dock on beautiful Lake Midnapore, this sought-after community offers year-round recreation, tranquility, and a true sense of escape right at your doorstep. Extensively upgraded and fully developed on all three levels, this impressive home offers 3 bedrooms, 2 full bathrooms, and 2 half bathrooms, combining elegant living spaces with outstanding functionality for families and entertainers alike. Step inside to soaring vaulted ceilings with exposed beams, brand-new luxury vinyl plank flooring, and a bright, open-concept layout filled with natural light. The beautifully updated white kitchen is both stylish and practical, featuring quartz countertops, a designer backsplash, upgraded appliances, a dedicated coffee station, abundant pot drawers, convenient pull-out pantry drawers, and a breakfast bar perfect for casual dining and gathering with family and friends. A versatile adjoining eating area, currently enjoyed as a coffee bar and flex space, adds even more functionality and is complemented by a convenient main-floor half bath and laundry closet. Designed for entertaining, the spacious formal dining room flows seamlessly into the inviting great room, where a cozy fireplace and expansive windows overlooking the walking path create a warm and welcoming atmosphere. Upstairs, escape to the stunning primary retreat, complete with vaulted ceilings, floor-to-ceiling windows, a generous walk-in closet, and a beautifully appointed ensuite featuring a luxurious freestanding soaker tub. Two additional well-sized bedrooms and a full bathroom complete the upper level,

providing comfortable accommodations for family or guests. The fully developed lower level offers exceptional additional living space, featuring a spacious family room, a separate games room or home gym, a dedicated tech area, a convenient half bath, and ample storage. Whether you need room to relax, work, exercise, or entertain, this home offers the flexibility to suit your lifestyle. Additional highlights include two hot water tanks, two Trane furnaces, numerous newer windows (approximately half of the home), a built-in vacuum system, and a gas line for your BBQ. The double attached front garage provides generous parking and plenty of space for bikes, sporting equipment, and all your outdoor essentials. The lifestyle here is truly special! Enjoy skating, tobogganing, and winter walks in the colder months, then take advantage of swimming, tennis, basketball, and lakeside relaxation throughout the summer. Just outside the gates, you'll find schools, parks, shopping, and an extensive network of walking and cycling trails connecting you to the natural beauty of Fish Creek Provincial Park. Set within a well-managed complex, this exceptional prope