



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**296 Midpark Gardens SE**  
**Calgary, Alberta**

**MLS # A2231283**



**\$529,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Lake, Landscaped, Lawn, No Neighbours Bel		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Skylight(s), Wet Bar		

**Inclusions:** A/C UNIT, white kitchen shelf, 2 black compost barrels, trampoline, Honeywell thermostat, primary bedroom curtain panels & rods, entrance hooks at door, roll blinds in upper 2 bedrooms, kitchen curtain/rod, front door blinds, garage opener and 1 controller

**\*PRICE ADJUSTED\*** Now's your chance to make this YOUR home! WELCOME to this beautifully maintained SEMI-attached home with a SINGLE ATTACHED GARAGE and a GENEROUS west-facing PIE-SHAPED backyard filled with MATURE trees & many Rose bushes&mdash;perfect for gardening enthusiasts and outdoor lovers alike. Situated in the sought-after community of LAKE MIDNAPORE, this property offers the best of suburban living with NO condo fees. As you enter the home, you'll find a convenient 2pc BATHROOM and a BRIGHT kitchen featuring NEWER appliances, plenty of storage, and beautiful butcher block countertops &mdash;ideal for everyday cooking. The SPACOUS main living area is VERSATILE and welcoming. With enough room for a formal dining space, cozy living room with a stone FIREPLACE, and even a home office or gaming area, this OPEN CONCEPT space adapts to your lifestyle. Step outside to your private PATIO and soak in the beauty of your EXPANSIVE WEST BACKYARD&mdash;a true gardener's dream, once featured in magazines and garden tours, known for its ROSES. (There is a back gate for quick access to community amenities) Upstairs, the LARGE PRIMARY bedroom offers enough space for a complete bedroom suite with room to spare for a home office, workout nook, or reading corner. It also includes AMPLE closet space and access to a 4 PIECE BATHROOM with a SKYLIGHT. Two additional bedrooms complete the upper level, making it ideal for families or guests. The DEVELOPED basement adds even more living space&mdash;perfect for a recreational/fitness room, home office or extra lounge area. PRIME LOCATION close to shopping, public transit, Midnapore Lake & parks. Midnapore School (Mandarin Bilingual), St. Teresa of Calcutta (French Immersion), Trinity Christian, Centennial High, and St.

Mary's College. Living in Midnapore means enjoying year-round lake privileges with swimming, fishing, paddleboarding, skating, movie in the park and other exciting community events at Midnapore Lake. Homes in this area rarely come to market—DON'T MISS your chance! CONTACT your favorite Realtor TODAY to BOOK a showing! Note: Central A/C-installed 2017, new patio boards 2019, new shingles 2020, exterior paint 2020, new skylight 2020, new hot water tank Aug. 2023