



GRASSROOTS
REALTY GROUP

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147 Midpark Drive SE
Calgary, Alberta

MLS # A2246737



\$775,000

Division:	Midnapore		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,675 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Recessed Lighting, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Air Compressor, Central Vacuum and Attachments, TV Mount's

****OPEN HOUSE FRI. AUG 8, 6-8PM**** Discover this beautifully updated 2-storey split in the highly sought-after LAKE COMMUNITY of Midnapore! This home perfectly blends modern upgrades, energy efficiency, and year-round lake privileges—all within walking distance to schools, shopping, Fish Creek Park, and the vibrant community center. Step into the bright VAULTED living and formal dining area that sets the tone for this thoughtfully designed home. The updated SKY LIT KITCHEN features granite countertops, ample prep space, and BRAND-NEW APPLIANCES, making it ideal for family living and entertaining. Just steps down, the cozy family room offers a WOOD-BURNING FIREPLACE with an efficiency fan, creating the perfect space for relaxing evenings. This level also includes a custom-designed laundry room and stylish powder room, both with well-planned storage and décor. Upstairs, the spacious primary suite boasts a RENOVATED ENSUITE with heated floors, while two additional bedrooms share a beautifully updated main bath with an AIR-JETTED TUB. The fully finished basement provides even more space with a large recreation area, craft room, ample storage, and a newly renovated bathroom. Outside, enjoy beautiful curb appeal, a private backyard, and a large deck with a sit-up bar—perfect for entertaining. The HEATED ATTACHED GARAGE is a handyman's dream, featuring a built-in air compressor that can be used for power tools and seasonal irrigation maintenance. Energy-efficient upgrades include SOLAR PANELS with tie-in to a new electrical panel, CENTRAL A/C, water softener, reverse osmosis water filtration, UV AIR PURIFICATION, central vacuum, and wired smart-home security features. This is your chance to own a meticulously maintained home in one of Calgary's

most desirable lake communities—where comfort, efficiency, and lifestyle come together!