



GRASSROOTS
REALTY GROUP

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147 Midpark Drive SE
Calgary, Alberta

MLS # A2257800



\$750,000

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: Central Vacuum and Attachments, TV Mount's

LOCATION, LOCATION, LOCATION!!! Welcome to this stunningly updated 2-storey split in the highly coveted LAKE COMMUNITY of Midnapore! Offering the perfect mix of modern upgrades, energy efficiency, and year-round lake access, this home places you within walking distance of schools, shopping, Fish Creek Park, and the bustling community center. Step inside to a BRIGHT VAULTED LIVING and formal dining area that sets an inviting tone. The SKY-LIT KITCHEN has been beautifully updated with granite countertops, BRAND-NEW APPLIANCES, and generous prep space—ideal for family living and entertaining alike. Just a few steps down, the cozy family room with a WOOD-BURNING FIREPLACE makes for the perfect evening retreat. This level also features a thoughtfully designed laundry room and a stylish powder room with custom storage. Upstairs, unwind in the spacious primary suite with a RENOVATED spa-inspired ensuite complete with HEATED FLOORS. Two additional bedrooms share a modernized main bath featuring an AIR-JETTED TUB. The fully finished basement expands your living space with a large recreation room, craft room, plenty of storage, and a newly RENOVATED BATHROOM. Outdoors, enjoy a private backyard, and large deck with a sit-up bar—a dream for entertaining. The HEATED ATTACHED GARAGE is perfect for the handy homeowner. This property is LOADED WITH ENERGY-EFFICIENT UPGRADES including SOLAR PANELS (tied to a new electrical panel), CENTRAL A/C, reverse osmosis filtration, UV air purification, water softener, central vacuum, smart-home security wiring, IRRIGATION and more. This is more than a home—it's A LIFESTYLE. Don't miss the chance to own a meticulously cared-for property in one of

Calgary’s most desirable lake communities!