



GRASSROOTS
REALTY GROUP

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875 Midridge Drive SE
Calgary, Alberta

MLS # A2267478



\$599,900

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	None, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Basement sectional, shed, central vacuum with attachments in as-is condition

3+1 Bedrooms | 3 Bathrooms | 1,143 Sq. Ft. | Air-Conditioned | Steps from Fish Creek Park OPEN HOUSE SAT NOV 1 & SUN NOV 2 2PM-4PM. Welcome to this beautifully updated bungalow in the highly desirable lake community of Midnapore — just one block from Fish Creek Provincial Park and walking distance to schools, the lake, and year-round recreation. Step inside to an open-concept layout that blends comfort and style. The spacious kitchen features a large island, granite countertops, stainless steel appliances, and plenty of prep space — perfect for gatherings and family meals. The front living room showcases a stunning stone fireplace with backlighting, creating a cozy and elegant focal point. The primary bedroom offers a walk-in closet and convenient two-piece ensuite, while two additional bedrooms and an updated family bath complete the main floor. Downstairs, the fully developed basement provides incredible additional living space — including a massive recreation room with a unique stone water feature, a large fourth bedroom, and a luxurious bathroom with a steam shower and heated floors. The laundry area is neatly tucked away, maintaining a clean, functional layout. Practical upgrades include vinyl windows, high-efficiency furnace, upgraded electrical panel, and enhanced attic insulation, ensuring comfort and peace of mind year-round. Enjoy outdoor living in the oversized yard featuring stamped concrete patios in both the front and back, a fire pit, low-maintenance PVC fencing, and sprinklers. A tidy paved back lane and ample room to build a future oversized garage if desired. With lake privileges, you’ll enjoy all-season fun — from swimming and paddle boarding in summer to skating, tobogganing, and fishing in winter. This is a fantastic family home in a friendly, established neighborhood that

perfectly balances recreation, community, and convenience.