



**GRASSROOTS**  
REALTY GROUP

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**168 Midlake Boulevard SE**  
**Calgary, Alberta**

**MLS # A2287239**



**\$799,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,742 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped, Low Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows		

**Inclusions:** N/A

**LOCATION!** Welcome to an exceptional family home in the heart of Lake Midnapore, where year-round recreation and everyday comfort come together. Located directly across the street from the lake entrance, this rarely available 4-bedroom, 3-bathroom floorplan offers the lifestyle your family has been waiting for. Imagine grabbing your skates in the winter or your paddle board in the summer and being on the water in moments. With the lake just steps away and a short walk to the school, convenience and community are at your doorstep. Inside, this warm and welcoming home features gleaming hardwood floors and a thoughtfully updated interior. The bright kitchen is the heart of the home, showcasing granite countertops, and connects to the family room with cozy wood burning fireplace. The updated bathrooms offer contemporary style, including a relaxing jetted tub perfect for unwinding at the end of the day. The spacious primary retreat is designed for comfort, offering double closets, an in-wall air conditioner for added summer comfort, and a full ensuite complete with a walk-in shower. Comfort and efficiency are top of mind with triple pane windows, a high-efficiency furnaces, and tankless hot water. Main floor laundry adds everyday practicality, while the main floor bedroom&mdash;currently used as an inventor&rsquo;s room&mdash;offers flexibility as a guest bedroom, office, or creative space. Upstairs and down, there&rsquo;s room for everyone. The partially developed basement provides additional living space with future potential to customize to your needs. Outside, the large backyard with patio is ideal for summer BBQs and family gatherings. A paved back lane, expansive RV parking, and a double detached garage provide exceptional functionality and storage for all your vehicles and toys. This is more than a house&mdash;it&rsquo;s a place where families grow,

memories are made, and every season brings new adventures. Homes in this location and with this layout rarely come to market. Don't miss your opportunity to live the lake lifestyle in Lake Midnapore.