



**55 Midlake Place SE  
Calgary, Alberta**

**MLS # A2292136**



**\$699,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Cul-De-Sac, Few Trees, Lake, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Central Vacuum, Kitchen Island, Natural Woodwork, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well maintained bungalow offering JUST UNDER 1,500 SQFT ABOVE GRADE, located on a QUIET CUL-DE-SAC in the highly desirable LAKE COMMUNITY OF MIDNAPORE. With a PARK DIRECTLY ACROSS THE STREET and the lake just a short walk away, the location alone makes this home truly special. The main floor welcomes you with a TILED ENTRY leading into a bright living room filled with natural light from LARGE WINDOWS. The layout flows nicely into the dining area and a bright kitchen with the SINK POSITIONED AT THE WINDOW. Toward the back of the home, a comfortable family room with HIGH CEILINGS AND A GAS FIREPLACE creates a warm and inviting space for everyday living or entertaining. The main level features TWO GENEROUS BEDROOMS, including a large primary retreat complete with a WALK-IN CLOSET AND ENSUITE BATHROOM. The second bedroom offers plenty of space and easy access to the SECOND MAIN FLOOR BATHROOM. Downstairs, the EXPANSIVE BASEMENT WITH BATHROOM ROUGH-IN provides excellent FUTURE DEVELOPMENT POTENTIAL. The lower level currently offers a LARGE BEDROOM WITH WINDOW, LAUNDRY AREA WITH SINK, and plenty of STORAGE SPACE. Outside, the property offers a LARGE LANDSCAPED YARD WITH FIRE PIT AREA, an OVERSIZED STORAGE SHED, and an EXTRA-LONG PROFESSIONALLY FINISHED CONCRETE DRIVEWAY leading to a HEATED DRIVE-THROUGH DOUBLE OVERSIZED GARAGE. The FULLY CONCRETED BACK ALLEY adds convenience and low maintenance. Additional highlights include CENTRAL AIR CONDITIONING, a NEW HIGH-EFFICIENCY FURNACE, and a NEWER ROOF. Located within walking distance to MIDNAPORE LAKE, SCHOOLS, PARKS, and

everyday amenities, this home offers the perfect balance of space, comfort, and community living in one of Calgary's most established lake neighbourhoods. Homes in locations like this rarely come available.