



16 Midcrest Rise SE
Calgary, Alberta

MLS # A2294731



\$725,000

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: Shed, All wooden work tables in Garage, Primary Bedroom Closet Unit

Welcome to 16 Midcrest Rise! It is not every day you come across homes that checks off as many boxes as this one does. We are excited to present a fully renovated home in the sought-after, family-friendly lake community of Midnapore, perfectly positioned on a quiet cul-de-sac. Upon entering this home, you will immediately appreciate the abundance of natural sunlight, enhanced by knockdown ceilings, pot lights and a beautiful, modern colour palette throughout. The living room is spacious and flows seamlessly into your formal dining room, which is large enough for a six person table and a buffet. The fully renovated kitchen is the highlight of this home. The kitchen offers a large island with storage and seating for bar stools, ideal for hosting and everyday living. The ceiling-height cabinets are modern and are well complimented by the quartz countertops and stainless steel appliances throughout. Moving into the primary bedroom, you will love the board and batten feature wall, a large window, spacious closet and TWO PIECE ENSUITE! The secondary bedrooms are equal in size and feature closet organizers. The main floor is completed by a beautifully renovated four-piece bathroom, a spacious custom pantry with built-in shelving and a generous front entry closet with room for the entire family. Moving into the basement, you will love the large recreation space down here. It is ideal for a family room, playroom or gym and offers a new window to allow natural light to flow throughout. Additionally, the basement offers a FOURTH BEDROOM and a fully renovated four-piece bathroom. A formal laundry room and a large utility room complete this space, offering plenty of storage. The backyard is a dream, featuring a large deck right off the back door, ample green space for kids or pets to play and a new fence. Alley access on both sides of your property

allows for privacy and ease of access to your oversized, DOUBLE DETACHED GARAGE! More upgrades include new windows, new range hood fan, egress windows, stove, dishwasher and CENTRAL AIR CONDITIONING! Nestled in SE Calgary, living in Midnapore means enjoying the best of both nature and convenience. Just minutes from your door, Midnapore Lake offers a peaceful retreat right in the heart of the community. Spend warm summer days fishing, kayaking, or paddle boarding on the water, or enjoy scenic strolls along the walking paths. In the winter, the area becomes a cozy spot for ice skating and community events at the MidSun community centre. The expansive trails of Fish Creek Provincial Park offer perfect for morning walks, weekend adventures and or family outings. With major routes such as McLeod Trail and Stoney trail nearby, commuting is a breeze and all major amenities are only minutes away. Families will appreciate easy access to excellent educational options close by including: Midnapore School , MidSun Junior High, Centennial High School, St. Teresa of Calcutta, Fish Creek Elementary etc... Call for a private viewing!