



**264 Midridge Crescent SE
Calgary, Alberta**

MLS # A2299375



\$645,700

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Basement Fridge & Stove, Kids Play Structure with slide/climbing wall & Two Rain Barrels

Location Location Location! Welcome to this Elegant Fully Renovated Home In the EXCLUSIVE LAKE COMMUNITY of Midnapore! Walk to Schools, Parks & LAKE MIDNAPORE to enjoy the Beach & Lake facilities! Walk to Restaurants & C-train & Just steps away from Canadas 2nd largest urban park & Fish Creek Park! Lower level renovated with permits & has a 2nd KITCHEN! Make this illegal suite & Legal for instant equity subject to City permits & approvals! Poured Front steps & Spacious front deck with privacy screen overlooking a mature garden oasis! High Quality Exterior HARDIEBOARD Siding on house & garage. Replaced WINDOWS & DOORS, Soffit, Facia & Gutters! ROOF Replaced in 2014. Professionally New Blown Insulation to R50! Step into a stylish Front Entry with Bench, Hooks, Storage Cubbies & Front Entry Closet. A welcoming vibe with beautiful VINYL PLANKING, KNOCK-DOWN CEILINGS & POT LIGHTS! Enjoy family evenings in the spacious family room with BUILT-IN BOOKCASE and ceiling fan. Take in the morning sun with a coffee & book on the COZY WINDOW SEAT with Storage! CUSTOM KITCHEN with Stylish full-sized cabinetry & beautiful White QUARTZ counters, undermount kitchen sink with new fixtures! Kitchen is open to the dining room with Breakfast EATING BAR! OH YES, there is a PANTRY! Stainless- steel appliances! Renovated upper 4 pce bathroom. All closets with CUSTOM BUILT-IN SHELVING, NEW CARPET in bedrooms. Make your way to the lower level with a separate entrance. The lower level boasts a LARGE EATING BAR in the 2ND KITCHEN, a spacious living Room & multipurpose room currently a gym & office with gas fireplace! The Lower Bedroom has an EGRESS Window, well-appointed 4pce Ensuite with a spacious walk-in closet. Hot Water tank was

replaced in 2019. Upgraded electrical panel! Top To Bottom Thoughtful Design with Character! Excellent sized yard, concrete patio & newer sod, Newly replaced fence extended to back of property line leaving room for a garden or design the retreat of your dreams! Heated Garage with NEW GARAGE DOOR & work bench! Located 5 min drive to movie theatres, grocery stores, Stony Trail & 30 min to Downtown Calgary! Don't miss your opportunity to make this beautiful home your very own! Call for your showing today!