



**123 Midland Place SE  
Calgary, Alberta**

**MLS # A2300292**



**\$615,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, C		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Work bench in basement

Located in one of the nicest pockets Midnapore has to offer, this home provides a million dollar lifestyle without the price tag! Backing DIRECTLY onto the green belt that leads into FISH CREEK PARK, this location is nearly impossible to beat at this price point. Situated on a quiet cul-de-sac, this home features 2,100 sq/ft of developed living space&nbsp;across 3 finished levels. Entering the main floor, you'll be wowed by the natural light connecting the large front windows to the SOUTH-facing back windows and backyard. This home has been renovated and opened up to allow for seamless sightlines and a more modern feel. With hardwood floors, a wood burning fireplace and beautiful wood patio doors, you still get the charm Midnapore offers. The main floor features a large living room with&nbsp;a beautiful northwest facing window, a wood burning fireplace, formal dining room with access to the backyard, and an updated kitchen&nbsp;with stainless steel appliances, an island and pantry with slideout drawers. The main floor includes a half bathroom. Heading upstairs, you'll find a four-piece bathroom, a large primary bedroom with a walk-in closet and 3 additional bedrooms to complete your 4 bedroom upper-floor plan, all with updated windows and AC to keep you cool in the summer. The developed basement is the perfect recreation space, playroom, gym, or family room&mdash;or all of the above. The open concept layout makes it very versatile and includes a 3 piece bathroom, storage room and mechanical room. The backyard oasis was thoughtfully created to maximize its use. With a large deck for sitting and relaxing that opens to your grass yard where kids can play, this backyard is functional for everyone in the family. The backyard is complete with a mature garden that complements the large lot surrounded by mature trees, a storage mezanine on the side of the

home and a shed near the back fence. Stepping onto the green belt is where this home truly becomes special. Elevate your lifestyle with direct access to the 3,400 acres of nature that Fish Creek Park offers. This home is also just a few minutes walk to Midnapore Lake and close proximity to schools and the community centre. The lake offers year-round activities including beaches, tennis, basketball, pickleball, frisbee golf, paddle boarding, canoeing, skating, sledding, fishing, and family friendly festivals throughout the year.