



**31 Midlawn Green SE  
Calgary, Alberta**

**MLS # A2160896**



**\$765,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Heated Garage, Off Street, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Few Trees, Lawn, Landscaped, Level, Pie Shaped L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV bracket, 2 electric fireplaces, Projector, Garage Heater, Water Softener (as is)

Welcome to this beautifully renovated family home, perfectly situated on a massive pie-shaped lot in a lake community. Located on a quiet cul-de-sac and surrounded by an abundance of mature trees, this property is a true showstopper. Enjoy lake access and a short 3-minute walk to Fish Creek Park, with top-rated community schools, parks, and playgrounds just moments away. The home underwent a comprehensive renovation in 2019, with the basement completed in 2024, showcasing a seamless blend of contemporary design and practical updates. The open-concept main floor features a striking kitchen with white cabinetry, upgraded stainless steel appliances, stone countertops, a large island, and a classic subway tile backsplash with LVP floors throughout. The kitchen effortlessly connects to the dining room and provides access to the spectacular backyard. The living room is a standout feature with a cozy window seat, an electric fireplace, patio sliders to the yard, plus an abundance of natural light. The main level continues with a convenient powder room, a versatile fourth bedroom or additional living space, and side access to the yard, ideal for flexible living needs. Upstairs, the home offers three bedrooms, including a spacious primary suite with a walk-in closet and a second electric fireplace. Two additional bedrooms provide ample space for family or guests. The upper bathroom is well appointed with a fully tiled tub. The recently completed basement serves as an entertainment hub, featuring a space that can be used as a gym, office, or recreation area with a projector for movie nights. The lower bathroom has heated floors, a stylish tiled shower that's attached to a large laundry room with plenty of storage. A notable highlight is the 400 sq. ft. storage room with 6' ceilings, easily adaptable to a craft room, kids' space, or music room. Outside, the property

features an oversized heated triple garage with 16' x 7' and 8' x 9' doors, full LED lighting for added security, and ample parking for multiple vehicles, equipment, or an RV with gates. Potential for future laneway home to generate revenue is a possibility. The expansive yard is perfect for outdoor living, featuring a washed rock patio with a wood fireplace, a dog run, hot and cold water lines, a new deck with a pergola, and a 25' x 15' garden with wild strawberries, haskap berries, and raspberries. The property is surrounded by 50 neighboring trees, providing privacy and tranquility. Additional key features include new LED lighting, updated electrical and plumbing, R-14 insulation, triple-pane windows, solid core interior doors, new exterior doors, central vac, newer HWT, serviced furnace, Hardie siding, A/C, and Hunter Douglas blinds throughout. Don't miss the chance to make this exceptional property your new family haven, check out the virtual tour!