



**827, 860 Midridge Drive SE  
Calgary, Alberta**

**MLS # A2201693**



**\$649,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,798 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** n/a

The Absolute Best location, Best lot & the Best exposure. Backing directly onto and siding onto Fish Creek Park. A rare opportunity to live on the ridge enjoying nature right off your deck. This end unit features a secluded fenced court for total privacy. The front foyer is inviting & spacious and leads to a efficiently designed kitchen, large dining area & eating nook with views to the park. You will love the living room with vaulted ceilings boasting a wood burning fireplace on one side & wall of windows on the other with sweeping views of Fish Creek Park. The main floor also features an office & 2 piece bath conveniently located just off the front entrance. Upstairs you'll find the large primary bedroom with its own cozy fireplace, large walk-in closet & 5 piece ensuite, a spacious 2nd bedroom & renovated 4 piece bath. The lower level has a media room, flex area & tons of storage. Other features include high end efficiency furnace, tankless hot water system and all upper windows are low e triple pane windows. Enjoy living in this lake community that include full lake amenities. Meticulously kept, light & bright throughout, warm & inviting.