



GRASSROOTS
REALTY GROUP

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28 Midridge Close SE
Calgary, Alberta

MLS # A2208879



\$620,000

Division:	Midnapore		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,111 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Hood Fan, Garage Shelving

Located in the welcoming and family friendly lake community of Midnapore, this charming three-level split home sits on a sunny corner lot just steps from the scenic biking and walking paths of Fish Creek Provincial Park. Offering over 1,600 square feet of thoughtfully developed living space, this property is ideal for families or anyone looking to enjoy a balance of indoor comfort and outdoor access. Inside, the main floor showcases sleek hardwood flooring and a bright, open-concept layout that connects the generous living room, dining area, and kitchen. The living room offers plenty of space to relax or entertain, with large windows that flood the area with natural light. Just off the kitchen, the dining area provides a comfortable setting for family meals or hosting friends, creating a seamless flow between cooking, dining, and gathering. The kitchen is a standout feature, complete with rich wood cabinetry, granite countertops, stainless steel appliances, and a central island with seating that invites casual dining or easy entertaining. From here, enjoy direct access to the backyard—ideal for summer barbecues and relaxed evenings outside. Upstairs, you’ll find three bedrooms including a generously sized primary retreat with a walk-in closet. A four-piece bathroom completes this level, providing both functionality and comfort for everyday living. The lower level is home to a spacious rec room that can easily adapt to your needs—whether as a second living area, kids’ playroom, home gym, office, or even a fourth bedroom. A convenient two-piece bathroom and combined laundry area add to the functionality of this space. Additional storage is available in the large crawlspace, making organization a breeze. Step outside to enjoy the inviting and fully fenced backyard. A covered side porch connects seamlessly to the deck and patio areas,

creating the perfect setup for outdoor dining and gatherings. The concrete patio with a built-in fire pit, raised brick patio, and garden boxes offer a variety of ways to enjoy the outdoors. The double detached heated garage—oversized for extra storage or workspace—is accessible from the paved alley. Living in Lake Midnapore means year-round recreation and convenience. Residents enjoy access to two playgrounds, a sandy beach, tennis and basketball courts, and lake activities like boating in the summer. In the winter, multiple ice rinks and tobogganing hills keep the fun going through the colder months. The home is ideally located near Midnapore School, St. Teresa of Calcutta School, Mid Sun School, and Centennial High School. Just minutes away, you’ll find an array of shops, restaurants, and amenities including the Shawnessy YMCA, public library, and Cardel Rec Centre. Southcentre Mall, St. Mary’s University, and the Fish Creek—Lacombe LRT Station are also nearby, along with quick access to Macleod Trail for commuting or travel around the city. Book your showing today and explore the floor plans and 3D tour for a closer look.