

44 Midland Place SE
Calgary, Alberta

MLS # A2176356



\$779,990

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | Midnapore | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,611 sq.ft. | Age: | 1980 (44 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac, Landscaped | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting | | |

Inclusions: HOT TUB

This cozy, thoughtfully and extensively renovated house is a walking distance from the Midnapore Lake .This beautiful house is exceptionally located as it is in a amenity-rich and lake community where residents can enjoy exclusive use for summer water sports and winter skating. Along with all this it has multiple soaring trees in both the front and backyards. Spanning over 2,458 square feet of total living space you will be welcomed on the main floor with vinly plank flooring with spacious living room that has a large window. This living room with an accent wall seamlessly leads straight to the dining area and then to the open kitchen. Inspiring any chef, the brand new kitchen will grab your attentions with its sleek design and modern finishes. At your service will be a quartz countertop , stainless steel appliances, a large island , and cabinets that fully covers two whole walls offering plenty of pantry and storage space for any busy family. . Next to the kitchen is the family room that offers you to unwind by relaxing next to the wood fireplace along with the perfect storage for the extra fire logs you will need on those cold days. Going upstairs, you will see the carpet flooring the leads to a good sized bedroom, a 3-piece central bathroom with a skylight, and a ensuite master bedroom with a walk-in closet. The master bedroom a has a large window and a barn door that leads to the bathroom that has a free standing tub for the much needed long relaxing bubble baths, along with a large walk- in closet. The finished basement adds even more living space to this already impressive home, with two extra bedroom, 3-piece bathroom, and a versatile area that can be used as a recreation room, home gym, or media room. It offers loads of storage space to help keep things organized, and to do your laundry. Whether you need extra space for guests or a place for the kids to play, the

basement offers endless possibilities. Step outside to discover a backyard with a newly built double garage. Along with the lush greenery and manicured landscaping it comes with a west-facing patio and a hot tub. Perfect place to create a private retreat for outdoor gatherings and leisurely afternoons spent under the sun. Home Inspection Report is on Hand ! Plumbing, Electrical, Building, Furnace & Garage Permit on Hand ! These are all the upgrades as below New Garage New Floors (Luxury Vinyl Plank, Carpet , Spill Blocker Pad, Tile) New Railings New Electric Panel New Interior & Exterior Paint New Stainless Steel Fridge & Gas Range All New Windows & Egress Windows New Interior Doors, Side & Patio Door New Kitchen Cabinets with Quartz Countertop New Furnace Newer Hot Water Tank Newer Roof (2021) New Hot Tub cover, Newer Titanium Brand Heater and water pump (6 month old) New Vanities, Free standing Tub, Toilets New Lights Gas Line for barbeque outside on deck