# \$779,900 - 148 Midlake Boulevard Se, Calgary

MLS® #A2204992

# \$779,900

4 Bedroom, 3.00 Bathroom, 1,705 sqft Residential on 0.14 Acres

Midnapore, Calgary, Alberta

This is an outstanding opportunity to purchase a large family home steps from the entrance of beautiful Lake Midnapore. Imagine spending the summer at the beach and simply walking across the street! Loads of curb appeal invites you home, walk past mature trees to the front paving stone patio. Landscaping here is 10/10 - the back yard also hosts charming paving stones, a covered patio, and a babbling pond. Welcome guests into the spacious entry. The large living room and dining room are great for entertaining. The kitchen is sure to catch your eye with its character open beams, big windows and granite countertops. A quiet family room is great for cozying up to the wood burning fireplace, maybe read a book. A main floor powder room, and a main floor office (could be a bedroom) are useful to any family. The main floor open closet was formerly a laundry location and could likely be converted back by the homes next family. Hardwood wood floors create a warmth, and the home is flooded with natural light from its updated vinyl windows. Up the charming stairs you'll find the primary suite with large ensuite bathroom. If you favour a bath, this ensuite tub will entice you. Two additional bedrooms, and an updated family bath with walk in closet. The basement is developed with a Rec Room, and an additional bedroom. Loads of storage - no trouble finding a spot for the off season stuff. The double attached garage is connected to the house without an outside walk, and a feature that is harder to find in Midnapore. The







back lane is paved - no ugly garbage bins on the driveway. Location is incredible - in the heart of the community. Steps from the lake, the schools, and Fish Creek Park. Close to amenities such as shopping, transit, the community centre, skate park, and community gardens. Be sure to view this home... it has a little personality and a lot of good features. If you want a family home in Midnapore... this one is a contender.

#### Built in 1978

### **Essential Information**

MLS® # A2204992 Price \$779,900

Bedrooms 4
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,705 Acres 0.14 Year Built 1978

Type Residential Sub-Type Detached

Style 2 Storey Split

Status Active

# **Community Information**

Address 148 Midlake Boulevard Se

Subdivision Midnapore
City Calgary
County Calgary
Province Alberta
Postal Code T2X 1J1

# **Amenities**

Amenities Park
Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Beamed Ceilings, Granite Counters, No Smoking Home, Soaking Tub

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

Washer, Gas Range

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Native Plants,

Rectangular Lot, Treed, Zero Lot Line

Roof Asphalt Shingle

Construction Brick, Wood Frame, Cedar

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 25th, 2025

Days on Market 57

Zoning R-CG HOA Fees 320 HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.