

**147 Midvalley Place SE**  
**Calgary, Alberta**

**MLS # A2296545**



**\$850,000**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Midnapore                                    |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 2 Storey Split                               |               |                   |
| <b>Size:</b>     | 1,777 sq.ft.                                 | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 2                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                       |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Landscaped |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters               |                   |      |

**Inclusions:** Hot tub, TV & wall mount in master bedroom & dining room

~Open House, Sun March 29; 11am-1pm~ Welcome to this beautifully updated two-storey home, ideally situated on a quiet cul-de-sac in a desirable lake community, just steps from the scenic ridge overlooking Fish Creek Park. Updates: Furnace and A/C 4 years ago. Offering a rare combination of location, charm, and thoughtful updates, this home is perfect for families seeking both comfort and lifestyle. Originally built in 1979, the home has been nicely updated over the years, including triple pane windows, roof, kitchen, and all three bedrooms, providing peace of mind and modern functionality. The main floor welcomes you with a bright and inviting living room featuring a cozy gas fireplace. A versatile dining room&mdash;currently used as a home office&mdash;offers flexibility to suit your needs. The updated kitchen with all new appliances (3 years old) is centrally located and opens to a second living area with an additional fireplace and patio doors leading to the beautifully renovated backyard. Also on the main floor is a third bedroom, a full bathroom, and a convenient side entrance with direct access to the backyard. Upstairs, you'll find two additional bedrooms, offering comfortable and private living spaces. The fully developed basement provides additional living space along with ample storage, making it ideal for growing families. Step outside to enjoy the extensively updated backyard, complete with new landscaping, retaining wall, fencing, and stamped concrete&mdash;perfect for relaxing or entertaining. At the front of the home, a newly added deck provides the perfect space to enjoy afternoon sun. Located in a highly desirable area close to parks, pathways, schools, and amenities, this home offers an exceptional opportunity to enjoy the best of both nature and community living.