

**348 Midlake Boulevard SE**  
**Calgary, Alberta**

**MLS # A2316053**



**\$599,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<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>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Wired for Sound		

**Inclusions:** None

**\*\*CANCELLED\*\* OPEN HOUSE SUNDAY MAY 31 from 2-4 PM, PREMIER LOCATION!** Perfectly situated between Midnapore's scenic pathway system and private lake access, this exceptional 2-storey semi-detached home offers an outstanding lifestyle in one of Calgary's most sought-after lake communities. A peaceful pathway less than one minute from your doorstep leads to Fish Creek Provincial Park in under 10 minutes on foot, while Midnapore Lake access is just five doors away for year-round recreation including swimming, fishing, paddleboarding, skating, and beach days. Over 2200 sq ft fully developed, open concept floorplan, west-facing front exposure, showcasing beautiful hardwood and tile flooring, a spacious front entry, and an inviting living room with a stunning wood-burning fireplace and slate surround. The expansive kitchen features a large centre island, ample cabinetry, built-in Bosch oven and microwave, KitchenAid gas cooktop (2024), and a newer LG refrigerator (2024). The generous dining area overlooks the sunny East facing backyard for your daily dose of Vitamin D. Upstairs, the spacious primary retreat includes a full ensuite with a steam-ready shower finished with tile surround and tile flooring, offering the foundation for a future spa-like escape. Two additional bedrooms and a full bathroom complete the second level. The fully finished basement is wired for sound and adds excellent living space with a large recreation area, additional bedroom, and full bathroom. Major updates include a furnace and central air conditioning system, both only 1.5 years old. Outside, enjoy a low-maintenance backyard designed for entertaining with a composite deck, attractive brick patio, gas BBQ hookup, and storage shed. Additional features include durable Hardie board cement siding, Ecobee smart thermostat, and an oversized

heated double detached garage. Residents enjoy easy access to schools, shopping, restaurants, transit, and major roadways, while HOA fees provide exclusive access to Midnapore Lake amenities. This home delivers the perfect balance of lifestyle, recreation, and convenience in an unbeatable lake community setting.