

956 Midridge Drive SE
Calgary, Alberta

MLS # A2320540



\$850,000

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|------------------|--|---------------|-------------------|
| Division: | Midnapore | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 1,724 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Cedar, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage, Vinyl Windows | | |

Inclusions: Shed

Beautifully renovated, meticulously maintained, and totally turnkey, this exceptional Midnapore home is situated on a picturesque tree-lined street and offers over 2,380 sq ft of developed living space. Enjoy all the benefits of an established lake community without inheriting a long renovation to-do list. With 5 bedrooms, 3.5 baths, a sun-soaked south-facing backyard, and an impressive list of upgrades already completed, this is a home where you can simply move in and start making memories. Inside, the extensively renovated main floor feels bright, modern, and welcoming, featuring white oak engineered hardwood flooring, recessed lighting, triple-pane windows, and an open-concept layout connecting the living room, dining area, and stunning kitchen. Designed with both style and function in mind, the kitchen showcases quartz countertops, s/s appliances, ceiling-height cabinetry, a massive island with abundant seating, and a gas line for those who prefer cooking with gas. The lower main level offers a cozy family room anchored by a wood-burning FP with gas log starter and timeless brick surround, preserving a touch of the home's original charm. Patio doors lead directly to the deck and backyard, creating a seamless connection between indoor and outdoor living. This level also features a versatile bedroom ideal as a home office, den, guest room, hobby or play room (really whatever you need it to be!) along with a convenient laundry area, half bath, and side entrance. Upstairs you'll find three additional bedrooms including a spacious primary retreat with a 3-piece ensuite, plus a full 4-piece bathroom. The fully developed basement adds even more versatility with a fifth bedroom, a 4-piece bathroom, a large recreation area, and an incredible crawl space with over five feet of clearance, providing exceptional storage. The large south-facing backyard is designed

to be enjoyed, offering plenty of room to play, garden, entertain, or relax in the sunshine. A spacious deck, additional sun-soaked seating area, storage shed, and oversized double detached garage complete the outdoor space. Midnapore Lake is literally around the corner, offering year-round recreation including swimming, paddleboarding, fishing, skating, picnics at the cook shacks and various community events. Schools, parks, playgrounds, shopping, transit, and major roadways are all nearby, making day-to-day living as convenient as it is enjoyable. Beautifully updated, exceptionally maintained, and ideally located, this is a rare opportunity to enjoy everything Midnapore has to offer. Beyond the beautiful renovations, it's the level of care that truly sets this home apart. Some major updates include the roof and gutters on both the house and garage (2024), heat pump with air conditioning (2025), humidifier (2025), and triple-pane windows (with the exception of one), HWT & furnaces x 2 (2021), all appliances (2021/2022), some fence & deck (2025), bathroom flooring (2025) and the list goes on.