

88 Midridge Close SE Calgary, Alberta

MLS # A2341407



\$899,900

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,681 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Back L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	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, Storage, Sump Pump(s)		
Inclusions:	Storage shed		

BEAUTIFUL BUNGALOW IN A SERENE SETTING - this custom-built property by Keith Homes is nestled on a quiet street in one of Calgary's most desirable lake communities. This home is in a **PRIME LOCATION**, situated on a massive lot backing to a green space and just steps away to the city's most coveted backdrop, Fish Creek Park. Offering 1,681 SF of thoughtfully designed living space, this home has undergone several high-quality upgrades within the past 2 years such as; new roofing, 40k "Lux" triple-pane windows, garage door, new carpets & complete bathroom renovations. The main level features beautiful site-finished Brazilian cherry hardwood flooring, spacious kitchen and eating area w/Chicago brick-clad wood burning fireplace, large primary suite w/4-pc ensuite, 3 additional generous-sized bedrooms, 4-pc main bath and laundry room area. The older basement development has been removed, and Basement Technologies recently installed a 20k French Drain & "silent" sump pump system, and is awaiting your design ideas. Offering a double attached garage and siding to a paved alley, enjoy the low-maintenance front yard landscaping and private, heavily treed south facing rear yard, complete with a spacious deck & storage shed. As a resident of Midnapore you will enjoy exclusive year-round access to a private lake, as well as kms of walking & bike paths right outside your door. Families will appreciate the convenience of nearby elementary, junior & high schools, along with an abundance of shopping and everyday amenities within the community. An absolute must see!