



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 MIDPARK Crescent #249, Calgary T2X1P3**

MLS® #: **A2158441**      Area: **Midnapore**      Listing Date: **08/20/24**      List Price: **\$750,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1980**

Finished Floor Area  
 Abv Sqft: **1,793**  
 Low Sqft:  
 Ttl Sqft: **1,793**

DOM

**29**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**

Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,No Neighbours Behind**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Barbecue,None,Private Yard**

Construction: **Brick,Wood Siding**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Chandelier**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`1" x 3`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 10`2"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>6`2" x 7`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 17`9"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`1" x 10`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`4" x 5`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 19`10"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`11" x 10`1"</b>
<b>Family Room</b>	<b>Upper</b>	<b>9`9" x 12`0"</b>

**Bedroom - Primary**  
**Game Room**  
**Storage**

**Upper**  
**Basement**  
**Basement**

**14`0" x 18`11"**  
**19`5" x 18`0"**  
**8`10" x 3`1"**

**Den**  
**Storage**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**

**15`7" x 14`11"**  
**11`7" x 5`1"**  
**15`7" x 19`7"**

Legal/Tax/Financial

Condo Fee:  
**\$515**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d100**

Legal Desc: **8110829**

Remarks

Pub Rmks: **Welcome to your dream home in one of Calgary's most exclusive gated lake communities Westshore Estates! This meticulously maintained property is a rare find, offering an unparalleled lifestyle in a setting that's both serene and vibrant. Nestled in a prime location, this home is a perfect blend of luxury, comfort, and convenience, making it ideal for those who appreciate the finer things in life. As you approach this stunning residence, you'll be captivated by its impeccable curb appeal. The exterior is beautifully landscaped, featuring mature trees and lush greenery, providing a peaceful and private atmosphere. The home itself has been extensively upgraded, with no detail overlooked. Hardwood Floors , second staircase to basement, water softener, Kitchen upgrades , granite countertops, sink, fixtures, lights and flooring. All interior doors, casings and baseboards replaced. Bathroom on the upper level upgraded; Bathfitters shower, sink, toilet, fixtures, flooring, lights and mirrors. Ensuite upgraded, tub, sink, toilet, quartz countertop, flooring, lights, fixtures and mirrors. Windows and doors upgraded and replaced - triple glazed, Solar guard Titanium lowE glass, argon gas filled. Installed garage floor covering . Furnaces replaced 2022, hot water tank replaced 2019. From the moment you step inside, you'll be greeted by an open and airy floor plan that flows seamlessly from room to room. The main living area is a true showstopper, boasting large windows that flood the space with natural light and offer views of the surrounding landscape. There is a separate dining room for hosting family and friends, large upgraded kitchen with a cozy breakfast nook. The living room is spectacular with a floor to ceiling, stone gas fireplace. The adjacent area opens to a spacious private patio, where you can enjoy your morning coffee overlooking a walking path. On the second floor you will find two bedrooms with a beautifully renovated sitting area. The primary suite has vaulted ceiling with a large wall to wall closet along with an upgraded 3 piece en-suite. The second bedroom is generously sized, providing ample space for family and guests. The sitting area provides a unique game, TV and relaxation area. The home also features a fully finished basement, perfect for a home theater, gym, or additional living space. One of the standout features of this community is its incredible location, offering residents access to a plethora of outdoor activities. Whether you enjoy kayaking, fishing, swimming, or simply relaxing by the water, this community has it all. There are also numerous walking and biking trails, parks, and recreational facilities nearby, ensuring there's always something to do. Living in this exclusive community means enjoying a lifestyle of privacy, security, and luxury, all within easy reach of Calgary's vibrant city center. Don't miss your chance to own a piece of paradise in this lake community.**

Inclusions:  
Property Listed By: **2 refrigerators, 2 garage openers, 2 front gate openers**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**























