



THE
A-TEAM

**RE/MAX
FIRST**

415 MIDRIDGE Drive, Calgary T2X 1B1

MLS® #: **A2174937**

Area: **Midnapore**

Listing Date: **10/24/24**

List Price: **\$575,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 09-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar: **4,197 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,083**

Low Sqft:

Ttl Sqft: **1,083**

DOM

28

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **3 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Treed**

Park Feat: **Double Garage Detached,Heated Garage,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Metal Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,French Door,Kitchen Island,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`2" x 13`5"
Dining Room	Main	11`10" x 8`11"
Bedroom	Second	12`3" x 8`1"
4pc Bathroom	Second	
Laundry	Basement	10`5" x 7`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`1" x 11`6"
Bedroom - Primary	Second	12`4" x 12`4"
Bedroom	Second	9`2" x 8`8"
Game Room	Basement	18`6" x 15`5"
3pc Bathroom	Basement	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple
Legal Desc:

7710317

R-CG

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!*** This well-maintained 3-bed, 2-bath, 3-level split home in the family-friendly MIDNAPORE LAKE community is perfect for first-time buyers or small families. With a LARGE WEST-FACING BACKYARD, BOAT/RV PARKING, and an OVERSIZED, HEATED GARAGE, it offers excellent value with LAKE ACCESS and a fantastic neighbourhood atmosphere. Inside, the OPEN-CONCEPT MAIN FLOOR features tile flooring in the foyer and kitchen, with LVP flooring in the living and dining areas. The kitchen offers AMPLE COUNTER SPACE, a complete appliance package, a CORNER SINK with a BUILT-IN GLASS RINSER, and BAR SEATING for up to four. Direct access to the backyard makes outdoor entertaining easy. Upstairs, the PRIMARY BEDROOM includes a LARGE WALK-IN CLOSET and plenty of natural light. Two additional bedrooms with plush carpet share a 4-PIECE BATHROOM with a tiled tub/shower combo. A convenient LINEN CLOSET provides extra storage. The FINISHED BASEMENT adds more living space with a large rec room, 3-PIECE BATHROOM, and crawlspace for storage. This space can also be converted into a full bedroom with ensuite full bath, if desired! The FULLY-FENCED BACKYARD features a BRICK PATIO, and an RV PARKING PAD for two full size vehicles (16x24 ft). Additional highlights include a 2023-installed syncFURNACE TANKLESS SYSTEM for energy efficiency and a never-ending hot water supply. Conveniently located within walking distance of shopping, dining, and transit, this home also provides EXCLUSIVE ACCESS TO MIDNAPORE LAKE, with activities like fishing, paddleboarding, and kayaking. Quick access to Macleod and Stoney Trail makes commuting a breeze!

Inclusions: **Garage Heater**
Property Listed By: **RE/MAX House of Real Estate**

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











