



THE
A-TEAM

**RE/MAX
FIRST**

226 MIDRIDGE Crescent, Calgary T2X 1C6

MLS®#: **A2178110**

Area: **Midnapore**

Listing Date: **11/08/24**

List Price: **\$784,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 25-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1977**

Finished Floor Area

Abv Sqft: **1,446**
Low Sqft:
Ttl Sqft: **1,446**

DOM

43
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,070 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Native Plants,Rectangular Lot**

Park Feat:

Alley Access,Double Garage Detached,Garage Door Opener,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Cedar,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Central Vacuum,No Animal Home,No Smoking Home,Stone Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`3" x 13`2"
Dining Room	Main	13`0" x 9`0"
Bedroom - Primary	Main	12`2" x 11`0"
Bedroom	Main	10`1" x 9`11"
Foyer	Main	6`0" x 3`11"
Den	Main	9`0" x 8`4"
Family Room	Basement	20`7" x 12`7"

Room	Level	Dimensions
Kitchen	Main	12`1" x 9`4"
Breakfast Nook	Main	9`4" x 9`4"
4pc Ensuite bath	Main	7`7" x 4`11"
Bedroom	Main	10`1" x 8`3"
Mud Room	Main	3`10" x 3`2"
4pc Bathroom	Main	7`11" x 7`7"
Game Room	Basement	27`10" x 13`7"

Bedroom
Storage
Laundry
Furnace/Utility Room

Basement
Basement
Basement
Basement

15`0" x 10`2"
9`10" x 8`1"
12`7" x 8`6"
6`7" x 4`10"

Walk-In Closet
Storage
3pc Bathroom

Basement
Basement
Basement

7`3" x 6`6"
6`9" x 5`2"
12`7" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7711123

Zoning:
R-CG

Remarks

Pub Rmks:

Location! Location! Location! Located in the highly desirable community of Lake Midnapore, in walking distance to the community centre, two elementary schools, Midnapore Lake, and Fish Creek Provincial Park. Fish Creek connects you to over 1,000 kms of City regional paths. Lake Midnapore is a year round private lake outdoor recreational park offering both winter and summer activities to you and your guests. You will have quick access to shopping, the C-train, and to the mountains via the newly completed ring road. This lovingly maintained home is one of the larger, quality, Keith-built bungalows in Midnapore with 1,446 sq. ft. on the main floor and a 1,200 sq. ft. developed basement - over 2600 sq ft of living space. It features three bedrooms plus an office on the main floor and three bathrooms (2 four piece on the main floor and 1 three piece in the basement). Two fireplaces give you the option of the warmth and ambiance of a high efficiency Regency wood burning fireplace on the main floor, and the ease and comfort of a gas fireplace in the basement. The main floor boasts a U-shaped kitchen, breakfast nook, and great room; a dining room, and an office. The flooring is site-finished solid red oak hardwood, tile, and carpet. The kitchen has oak cabinets with granite countertops - loads of counter space with an efficient work triangle. The basement has a games room large enough for a pool table, and a TV entertainment room with a dry bar and beverage fridge. There is a small room perfect for a child's playhouse or toy room. A large hobby room can be converted into a fourth bedroom. The exterior has two maintenance-free Trex composite decks, one leading to the front door and one off the great room leading to the backyard and down three steps to a clay brick patio. There is a detached, fully insulated oversized double garage, a powered and fully insulated shed, and a garden shed. The sunny, west facing, backyard is private with a new fence built in 2022. The roof was replaced in 2022. The solid cedar wood siding was freshly painted in 2023. Take advantage of this rare opportunity to own a lovingly maintained bungalow in Lake Midnapore. Welcome to the community!

Inclusions:
Property Listed By:

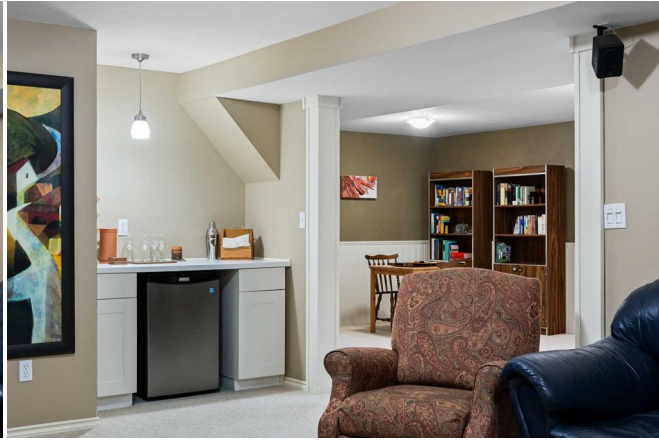
Shed
MaxWell Canyon Creek

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













226 MIDRIDGE CRESCENT SE
 PROJECT INFORMATION: PROJECT NO. 226
 MAIN LEVEL (AGL) - 1448.40 Sq Ft / 134.37 sq ft
 TOTAL ABOVE GRADE (AGL) - 1448.40 Sq Ft / 134.37 sq ft
 BASEMENT DEVELOPED AREA (BS) - 1200.32 Sq Ft / 111.91 sq ft
 BELOW GRADE EXCLUDED AREA (BS) - 398.08 Sq Ft / 36.86 sq ft
 TOTAL AG/BS AREA - 2648.72 Sq Ft / 268.74 sq ft



