



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**524 MIDRIDGE Drive, Calgary T2X1B3**

MLS®#: **A2178938**

Area: **Midnapore**

Listing Date: **11/13/24**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,116**

Low Sqft:

Ttl Sqft: **1,116**

Lot Information

Lot Sz Ar: **4,833 sqft**

Lot Shape:

DOM

**7**

Layout

Beds: **3 (3 )**

Baths: **1.5 (1 1)**

Style: **3 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Views**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Range Hood,Refrigerator,Washer**  
Int Feat: **Closet Organizers,High Ceilings,Open Floorplan,Quartz Counters,Storage,Wood Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 19`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`8" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 12`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`1" x 16`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`7" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 9`2"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>4`8" x 4`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7710699**

Remarks

Pub Rmks:

**Welcome to this amazing 3-level split home nestled in the desirable lake community of Midnapore, where family living meets serene natural beauty. Positioned directly across from a gorgeous open green space and park, this property has a beautiful, spacious lot with a sunny south-facing backyard, perfect for enjoying those warm summer days. Step inside and be captivated by the complete renovation that has transformed this home into a modern stunner. Brand new windows fill the space with light, enhancing the fresh ambiance created by the newly painted walls and stylish new light fixtures. The entire home is free of carpet, featuring all-new laminate flooring that not only looks sleek but is also easy to maintain. The heart of the home is the brand new kitchen, equipped with high-quality stainless steel appliances that will inspire your inner chef. With three generously sized bedrooms, there is ample space for family and guests alike. The bathrooms have also been completely updated, offering a touch of luxury for your daily routines. Outdoor enthusiasts will appreciate the oversized double detached garage, providing plenty of storage for all your toys and tools. This property is located just moments away from parks, schools, and a variety of amenities, boasting an incredible walkability score that makes it easy to enjoy everything the neighborhood has to offer. Perhaps the most exciting feature of this home is the access to Midnapore Lake, where you can create lasting memories with family and friends. Whether it's swimming in the summer or enjoying winter activities, this community offers a lifestyle that truly celebrates the great outdoors. Don't miss your chance to make this exceptional home your own!**

Inclusions:  
Property Listed By:

**none**  
**CIR Realty**

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













