



THE
A-TEAM

**RE/MAX
FIRST**

151 MIDVALLEY Place, Calgary T9Z 9Z9

MLS®#: **A2181558** Area: **Midnapore** Listing Date: **11/29/24** List Price: **\$1,049,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **5,575 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,386**
 Low Sqft:
 Ttl Sqft: **2,386**

DOM

22
Layout
 Beds: **5 (4 1)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Close to Clubhouse,Conservation,Creek/River/Stream/Pond,Cul-De-Sac,Gazebo,Lake,Front Yard,Low Maintenance Landscape,Landscaped,Pie Shaped Lot,Private,Secluded,See Remarks**

Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`3" x 11`7"
Living Room	Main	17`9" x 14`5"
Exercise Room	Basement	14`7" x 10`6"
Laundry	Main	10`5" x 9`9"
Bedroom	Second	10`3" x 8`9"
Bedroom	Second	11`10" x 11`7"

Room	Level	Dimensions
Dining Room	Main	12`0" x 8`6"
Family Room	Main	20`2" x 17`2"
Game Room	Basement	20`6" x 13`8"
Bedroom - Primary	Second	12`9" x 10`1"
Bedroom	Second	12`9" x 11`6"
Bedroom	Basement	10`7" x 10`0"

4pc Bathroom
4pc Ensuite bath
Bonus Room

Main
Second
Second

12`8" x 8`8"

4pc Bathroom
3pc Bathroom

Second
Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7810798

Zoning:
R-CG

Remarks

Pub Rmks: **A RARE OPPORTUNITY to own a home in the highly desirable community of Lake Midnapore. Situated on a MASSIVE LOT in a quiet, low-traffic cul-de-sac and across from a green space! EXCEPTIONAL LOCATION, EXECUTIVE FAMILY HOME, with loads of recent renovations throughout. This gorgeous 5 BEDROOM + 4 BATHROOMS offers over 3500 Sq Ft of developed living space. Enter to rich HARDWOOD FLOORS, ample DINING FOR ENTERTAINING, an enlarged FAMILY ROOM flooded with NATURAL LIGHT. The RENOVATED KITCHEN features stunning QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, 2 SEPARATE SINKS, and CASUAL BREAKFAST BAR. A huge MUDROOM/LAUNDRY, a second family room with cozy fireplace, gorgeous built-ins & WALKOUT patio door to your private oasis out back! Upstairs you will find FULLY RENOVATED BATHROOMS, a central Bonus Room and 4 LARGE BEDROOMS (with full en. suite in the primary). Another full bathroom for the kids & ample storage space complete the upper nicely. The fully developed basement features NEW FLOORING, another full bathroom, 5th bedroom, HOME GYM and a flexible living space ideal for recreation or guests. Enjoy the huge back yard DECK with GAZEBO & artificial turf lawn ideal for outdoor entertaining. NEW TRIPLE PANE WINDOWS/PATIO DOOR, 50-year shingles, SHIPLAP/Wainscoting wall paneling & freshly painted exterior are just a few more attributes to note! Oversized Detached Garage with REAR LANE ACCESS and plenty more parking out front for the family with multiple vehicles! Homes in this CUL-DE-SAC rarely come available... Nestled in the heart of Midnapore, STEPS FROM FISH CREEK PARK, a short walk from YEAR-ROUND RECREATION AT LAKE MIDNAPORE, an established community with ALL 3 LEVELS OF SCHOOL and close to all amenities & public transit. An outstanding Midnapore property with loads of upgrades to appreciate! N/A.**

Inclusions:
Property Listed By: **Legacy Real Estate Services**

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













