

**12 Midpark Place SE**  
**Calgary, Alberta**

**MLS # A2299105**



**\$2,150,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,645 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Beach, Cul-De-Sac, Front Yard, Lake, No Back Lane, No Neighbours Behind,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** Hot Tub, Green house, solar panels, tv mounts, tvs in master bedroom and lower rec room, sound system, .

Welcome home! Step inside to a spacious entryway where you're immediately greeted by heated Nova Scotia marble, soaring vaulted pine ceilings, and site-finished oak hardwood floors that lead you into the inviting and amazing living room with large picturesque windows that showcase beautiful views of the backyard and lake. The fully renovated kitchen is truly stunning and designed to impress. At its heart is a large central island, all counters are leather-finished granite countertops. You'll find an abundance of gleaming white cabinetry with under-cabinet lighting and soft-close doors, along with high-end stainless steel appliances including three ovens—one being a steam oven—an induction cooktop with a side gas hob, a hidden dishwasher and a Sub-Zero fridge. A built-in computer nook adds convenience, and the hardwood flooring continues seamlessly throughout the home. Adjacent to the kitchen, the formal dining room overlooks the front yard and includes a built-in buffet, while the sun room offers a cozy gas fireplace and easy access to the outdoors—perfect for enjoying lake access or summer BBQs. The primary bedroom is an absolute retreat, offering ample space for a king-sized suite, private access to the lake, and another gas fireplace. The custom walk-in closet provides exceptional storage, and the luxurious seven-piece ensuite continues the heated marble flooring and features a jetted tub, dual sinks, steam shower, as well as a bidet and urinal. The main floor also includes two additional generously sized bedrooms and a unique study complete with a minibar and a hidden bookshelf door. A four-piece bathroom with a classic clawfoot tub completes this level. Downstairs, the finished lower level offers a spacious T-shaped recreation room with a wood-burning fireplace, a wine room with a Sub-Zero wine fridge, a fourth

bedroom, a cold room, a three-piece bathroom, a workshop area, and plenty of storage. The standout feature of this home is the south-facing backyard. Designed for both relaxation and recreation, it includes a large deck, hot tub, greenhouse, and plenty of green space for kids or pets. Your private dock lets you fully enjoy lake living year-round—whether it's swimming, skating, fishing, or boating. Additional highlights include a triple attached garage, updated windows, solar panels to help reduce energy costs, durable concrete shingles, a built-in Nuvo speaker system throughout, air conditioning, an irrigation system, all in a location that is quiet, but has easy access to schools, and shopping, and much more. Don't miss your chance—call today and move in just in time to enjoy the lake all summer long!