

40 Midglen Road SE  
Calgary, Alberta

MLS # A2218776



**\$772,900**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, F		

**Heating:** Fireplace Insert, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Cedar, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Granite Counters, Recessed Lighting, Separate Entrance, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** fire pit, storage shed, raised garden trug

1400+ sq ft bungalow backing onto a park with quick access to the lake and schools!!! This is the one you have been waiting for. These large bungalows don't come up for sale often. Ideal for the young family that needs room to grow. When you first enter this home you will love how open and bright it is. The living room is an ideal size to host the family for the holidays including a good size dining room. There is also a large main floor family room right off the kitchen with a brick gas fireplace. Great sight lines to keep an eye on the kids. Kitchen has new cabinets that go to the ceiling, granite countertop, hardwood flooring and a window over the sink to watch the kids. There is a large eating area in the kitchen right by the new sliding doors to the deck for the bbq. Three good size bedrooms upstairs that all have new windows. The primary bedroom has an updated 4pc bath. Basement is perfect for teenagers with a side door for the friends to come by. There is a large rec room with a brick woodburning fireplace with a gas log lighter. Room for a pool table, 2 other rooms that can be used for whatever you desire, 3pc bath, huge laundry room/workshop and updated carpet. Updates include furnace, air conditioner, some windows, sliding doors to deck, deck and roof shingles. Rear alley is paved so there won't be any dust