

14828 1 Street SE  
Calgary, Alberta

MLS # A2280152



## \$634,499

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Midnapore                                       |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 4 Level Split                                   |               |                   |
| <b>Size:</b>     | 1,088 sq.ft.                                    | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 4                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                          |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn, Private |               |                   |

|                    |                                                      |                   |      |
|--------------------|------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding, Wood Frame         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Recessed Lighting, Walk-In Closet(s) |                   |      |

**Inclusions:** Garage Heater, Built-In Charcoal BBQ, Shed

4 BEDROOMS | 2 BATHS | LAKE ACCESS | IMMACULATE | \*\*\*Open House Sunday January 25th 11am-1pm\*\*\* Welcome to 14828 1st Street SE, located in the desirable Southeast neighborhood of Midnapore. As you step inside this wonderfully maintained 4 bedroom, 2 bathroom home with 1882 square feet of total livable space, you'll be captivated by large west-facing windows that fill the space with natural light. Functionality is key with this well-designed floor plan optimizing space for the contemporary family living along with style and comfort. Featuring hardwood flooring, the main level layout seamlessly flows together the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The kitchen is a chef's paradise, featuring Wooden countertops and an abundance of counter space, cabinet space, and stainless-steel appliances, as well as access to the deck for outdoor grilling and entertaining in the incredible back yard. The Primary bedroom is your private sanctuary, offering ample walk-in closet space. The fully finished basement provides opportunities to be used as a home theatre, workout space, recreational room and more. Outside you will find a large deck and spacious yard, perfect for relaxing or hosting outdoor gatherings. The Garage comes equipped with an oversized heater to offer flexibility in the space year-round. Don't miss out on this home, located on a quiet street within walking distance of Fish Creek Park, all while having access to all essential amenities. This house won't stay on the market for long, schedule your private viewing today!