



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**208 MILLBANK Road, Calgary T2Y 2Z2**

MLS® #: **A2121191**

Area: **Millrise**

Listing Date: **04/11/24**

List Price: **\$620,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1991**  
Lot Information  
Lot Sz Ar: **5,059 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,793**  
Low Sqft:  
Ttl Sqft: **1,793**

DOM

**38**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Wood**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>17`5" x 16`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 13`7"</b>	<b>Family Room</b>	<b>Main</b>	<b>18`6" x 12`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>18`6" x 12`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 10`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	

Title: **Fee Simple**  
Legal Desc: **9011980**  
Zoning: **R-C1**

Remarks

Pub Rmks: **Nestled on a serene, family-oriented street, this charming two-storey residence boasts a welcoming ambiance and a delightful west-facing backyard, just moments away from multiple parks and schools. Within minutes, you'll find yourself amidst various amenities and the convenience of the C-Train. Step inside to discover the inviting main floor, featuring a bright front living room adorned with a bay window, flooding the space with natural light. Adjacent, the cozy living room showcases a wood-burning fireplace with a log lighter, complemented by patio doors leading to the rear deck, an idyllic spot for both relaxation and entertainment. The kitchen boasts quartz counters, Stainless Steel appliances, white cupboards, subway tile backsplash, a corner sink, and ample storage in the large pantry. Completing the main floor is a formal dining room, a convenient two-piece powder bathroom, and a laundry area. Upstairs, three generous bedrooms await, including a master retreat with a spacious walk-in closet and a luxurious spa-like ensuite bathroom. The unspoiled basement presents endless possibilities for future choice development. Additional features include central air conditioning and a double-front attached garage. Don't miss the opportunity to call this fantastic home yours, schedule a viewing today before it's too late.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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









