



THE
A-TEAM

**RE/MAX
FIRST**

395 MILLRISE Drive, Calgary T2Y 2C7

MLS®#: **A2146378**

Area: **Millrise**

Listing Date: **07/10/24**

List Price: **\$545,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **4,811 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Level,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,Parking Pad**

DOM

68
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s)**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	16`5" x 12`2"
Kitchen	Main	13`8" x 13`5"
2pc Bathroom	Main	5`1" x 4`11"
Bedroom	Second	11`3" x 10`4"
4pc Bathroom	Second	7`8" x 9`1"
Bonus Room	Basement	9`11" x 12`9"
3pc Bathroom	Basement	4`8" x 9`5"

Room	Level	Dimensions
Living Room	Main	13`8" x 12`5"
Dining Room	Main	12`4" x 8`8"
Bedroom - Primary	Second	14`2" x 11`4"
Bedroom	Second	9`4" x 10`2"
Game Room	Basement	15`1" x 17`0"
Bedroom	Basement	11`6" x 9`11"

Title:

Fee Simple

Zoning:

R-C1

Legal Desc:

8111879

Remarks

Pub Rmks:

Welcome to this 1460 sq ft above grade detached home in the popular and established community of Millrise, in SW Calgary. As you walk in the front entrance, be greeted by a spacious family room and dining room with vaulted ceilings and a large window. Moving to the back of the house, you enter into an updated and functional kitchen with beautiful open barn wood shelving, a farmhouse sink, and a large island with a rangehood and quartz countertops. Off the kitchen access the large deck through the sliding glass door and enjoy the spacious backyard. At the back of the home, you'll find the family room with a wood-burning fireplace. To complete this level, the main floor laundry area is located by the attached garage entry along with a 2 piece bathroom. On the upper level there is a large primary bedroom with good-sized closet space and its own access to the main 4-piece bathroom. 2 other bedrooms and a linen closet are on this level. The basement has been finished with a large rec room that is currently divided by shelving to create an additional sleeping area. There is a good sized 4th bedroom and 3 piece bathroom on this level. Updates to the home in the last few years include most of the main and upper levels flooring, on the main level the ceilings have been scraped and painted. The kitchen was fully updated and the fireplace was refreshed. The bathrooms were the next project and need to be finished and some additional finishing work still need to be done in the home. The home is steps from transit and close to all amenities with schools and parks nearby.

Inclusions:

NA

Property Listed By:

CIR Realty

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