



THE
A-TEAM

**RE/MAX
FIRST**

68 MILLWARD Place, Calgary T2E 7R9

MLS®#: **A2147685**

Area: **Mayland Heights**

Listing Date: **07/11/24**

List Price: **\$680,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **3,993 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached,Parking Pad**

DOM

67

Layout

Beds: **5 (4 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

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

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`6" x 19`11"
Dining Room	Main	12`9" x 9`4"
Bedroom	Main	12`4" x 11`0"
Bedroom - Primary	Upper	12`6" x 12`9"
Bedroom	Upper	13`1" x 9`2"
Game Room	Lower	15`10" x 19`8"
4pc Bathroom	Upper	5`7" x 7`3"

Room	Level	Dimensions
Kitchen	Main	12`4" x 10`11"
Family Room	Main	16`6" x 20`8"
3pc Bathroom	Main	6`4" x 5`5"
3pc Ensuite bath	Upper	6`7" x 7`3"
Bedroom	Upper	10`9" x 10`11"
Bedroom	Lower	12`0" x 11`8"

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	8011347

Remarks

Pub Rmks:	Fantastic opportunity! Located on a WEST facing lot on a quiet tree lined street in the heart of MAYLAND HEIGHTS. Just steps away from Schools, Transit, Shopping + Restaurants, this 4-level split boasts a massive 2,550 sqft of total developed living space, 5 bedrooms, 3 full baths, hardwood floors, solid core oak doors, Double Detached garage w/ deck on top + single space parking pad. Airy front entry leads to OPEN spacious living + dining area seamlessly connecting to the kitchen w/ granite countertops, newer ss appliances, ample counter space + raised breakfast bar. Upstairs you will find 2 good sized bedrooms w/ NEW windows, 4pc bath + LARGE primary bedroom w/ 3 pc ensuite. Lower level includes spacious family room w/ brick fireplace, easy access to low maintenance WEST facing deck, office/4th bedroom, 3 pc bath & side entrance with NEW Washer + Dryer (2022). The basement features a functional family/rec room, 5th bedroom/gym/den + access to HUGE crawl space perfect for storage. Additional updates and features include: NEW Induction Oven + Range hood (2022), Refrigerator (2020), Washer & Dryer (2022). Quick access to Deerfoot trail & Stoney & only minutes to DOWNTOWN + walking distance to Schools, Parks, Shopping and more. Exceptional property!
Inclusions:	n/a
Property Listed By:	RE/MAX House of Real Estate

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