



THE
A-TEAM

**RE/MAX
FIRST**

831 MILLAR Road, Calgary T2E 5Z6

MLS®#: **A2156109**

Area: **Mayland Heights**

Listing Date: **09/13/24**

List Price: **\$795,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**

Finished Floor Area
Abv Sqft: **1,404**
Low Sqft:
Ttl Sqft: **1,404**

DOM

6
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,210 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Low Maintenance Landscape,Street Lighting,Private**

Park Feat:

Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated,Oversized,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **In Floor,Forced Air,Natural Gas**

Construction: **Stone,Stucco**

Sewer:
Ext Feat: **Fire Pit,Lighting,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Rain Gutters,RV Hookup,Storage**

Flooring: **Carpet,Cork,Hardwood,Linoleum,Tile**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Granite Counters,High Ceilings,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Wet Bar,Wired for Sound**

Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	19`0" x 11`5"
Kitchen	Main	16`10" x 9`3"
Bedroom - Primary	Main	12`7" x 11`1"
Bedroom	Main	11`7" x 9`5"
4pc Bathroom	Main	8`2" x 4`11"
Game Room	Basement	24`0" x 13`9"

Room	Level	Dimensions
Family Room	Main	14`9" x 14`8"
Dining Room	Main	10`5" x 9`9"
4pc Ensuite bath	Main	8`4" x 8`0"
Foyer	Main	6`0" x 5`5"
Family Room	Basement	14`6" x 10`11"
Bedroom	Basement	11`7" x 11`0"

Other
Laundry
Furnace/Utility Room

Basement
Basement
Basement

5`0" x 2`1"
8`4" x 6`8"
11`3" x 6`7"

Storage
3pc Bathroom

Basement
Basement

15`6" x 7`0"
7`0" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1230JK

Zoning:
R-C1

Remarks

Pub Rmks:

WELCOME to this IMMACULATE BUNGALOW which has 2502 Sq Ft of Developed Living Space, 3 Bedrooms, 3 Bathrooms (incl/4 pc EN-SUITE), 2 DECKS, a 28'0" X 13'2" PARKING PAD (30 amp Gravel), an OVERSIZED DETACHED DOUBLE GARAGE, + a SHED on a MASSIVE 6210 Sq Ft CORNER LOT in the FRIENDLY INNER-CITY Community of MAYLAND HEIGHTS!!! This BEAUTIFUL HOME has AMAZING CURB APPEAL w/MANICURED Lawn, MATURE Trees, + Low-Maintenance Landscaping. Front Porch is INVITING which gives you a taste for the LUXURY UPGRADES inside as you enter into the Foyer that has 9'10" VAULTED CEILINGS, Tiled Flooring, + NEUTRAL Tones throughout this OPEN CONCEPT Floor plan. The Living Room + Family Room share a GORGEOUS Floor-to-Ceiling 2-way Gas FIREPLACE (6 color settings) w/SLATE STONE surround, + Wrap-Around CEDAR WOOD Mantles for a COZY feel to the spaces. The HUGE PELLA Windows (BUILT-IN Blinds) allow in NATURAL LIGHT making these rooms look even more SPACIOUS, + the Engineered HARDWOOD Flooring ties these areas together. DESIGNER Tiled areas around the Fireplace, + French Doors (lead out to the Deck in the Backyard) in the Kitchen/Dining area. A table for DINING together w/FAMILY, + FRIENDS makes ENTERTAINING w/LOVED ones special as you share LAUGHTER, + make MEMORIES or have a Romantic Candlelit Dinner. The 'HEART of the HOME' is the Kitchen that has a Skylight, CUSTOM WOOD Cabinetry, Travertine Backsplash, BUILT-IN SS Appliances w/BOSCH Dishwasher, + WOLF Custom Hood Fan, Dual Sinks w/Garburator, LARGE BUILT-IN Pantry, + EXTRA STORAGE/Counter space for Meal Prep, GRANITE Countertops incl/BREAKFAST BAR ISLAND for those On-The-Go Meals. The 4 pc Bath w/SOAKER Tub for RELAXING at the end of the day, a 2nd Good-Sized Bedroom (or an OFFICE), + the Primary Bedroom w/CUSTOM BUILT-IN Dresser, + Closets. The 4 pc EN-SUITE incl/HEATED Travertine Tiled Double Shower/Flooring, + Water Closet. The WOOD/METAL Railings lead down to the Full Basement w/CORK Flooring. There is a 3rd LARGE Bedroom, a 24'0" X 13'9" Recreation Room which is GREAT for those Game Nights, + a 3 pc Bathroom w/Standing Shower. Family Room is CONVENIENT for watching Movies incl/Wet Bar area w/Sink, + Bar Fridge making snacking easy for clean-up after. The Utility Room has a Refrigerator, HE Furnace, + a Gas Water Heater. Laundry Room has a BUILT-IN Washer/Dryer incl/CUSTOM Cabinets/Countertops, + a sink. The WEST-facing Backyard has a PRIVACY Screen, 2 TREC Decks for Dining outside, + LOUNGING as you ENJOY the Outdoors in this OASIS. It has an area for a Firepit where you can gaze up at the stars while singing campfire songs, a Garden w/Pergola, + Grass for Children or Pets to play on. This HOME has so many UPGRADES that they are included in the Supplement portion of this Listing. The Community has many EVENTS w/CROSSROADS ASSOC. Close to GREEN SPACES, PARKS, PLAYGROUNDS, SCHOOLS, PATHWAYS, Transit, + Major Routes incl/Deerfoot, + Barlow Trails. Quick access to Calgary Zoo, Telus Spark, + Downtown. BOOK a showing TODAY!!!

Inclusions:

Bar Fridge, 2 Roll out Pantries, Freezer, Roll Down Blinds, RV Pad, Shelving Units, Storage Shed in backyard, 2 TVs (the East wall on the fireplace and in the bedroom), Venetian Blinds

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











