



THE
A-TEAM

**RE/MAX
FIRST**

120 MILLRISE Drive, Calgary T2Y 2C9

MLS®#: **A2157881**

Area: **Millrise**

Listing Date: **08/22/24**

List Price: **\$689,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,934**
Low Sqft:
Ttl Sqft: **1,934**

DOM

90

Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **5 Level Split**

Lot Information

Lot Sz Ar: **5,059 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Landscaped,Street Lighting,Treed**
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s)**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 8`9"	Breakfast Nook	Main	9`9" x 7`10"
Family Room	Main	19`3" x 11`10"	Laundry	Main	5`8" x 5`7"
Office	Main	9`11" x 9`4"	Dining Room	Main	12`2" x 10`0"
Bedroom - Primary	Third	15`2" x 13`11"	4pc Ensuite bath	Third	
Bedroom	Level 4	13`1" x 9`6"	Bedroom	Level 4	13`1" x 9`5"
4pc Bathroom	Level 4		2pc Bathroom	Second	
Entrance	Second	5`2" x 4`5"	Bedroom	Lower	14`10" x 10`9"

Bedroom Lower 20`0" x 12`2" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C1
Legal Desc: **8110429**

Remarks

Pub Rmks: **Meticulously cared for 5 BDRM (3+2), 2.5 BATH, 5 LEVEL SPLIT, 4 HOUSES DOWN from a LARGE TOT-PARK AND PLAYING FIELDS in the heart of MILLRISE! So much living space --over 2500 ft2.-- Vaulted ceilings (with skylight) in the foyer, Living Room and Dining Room. Chicago-fire brick, gas fireplace and wainscotting in the Family Room. Kitchen and breakfast nook area have sliding door to large, raised deck (15'7"X10'2"). Main floor den and separate laundry room (SxS). Mature trees in large, private back yard and sitting area. Primary bedroom with 4pc ensuite and walk-in closet on 4th level. 2 large bedrooms and 4pc bath on the 5th level. 2 large bedrooms down (easily a games area and media room). Double attached garage (19'4"x20'7"). WALKING DISTANCE to the Fish Creek-Lacombe LRT STATION, schools and shopping. The owner has just PAINTED THE ENTIRE EXTERIOR (Aug 2022), REDONE THE ROOF and skylight (Aug 2022), REPLACED THE SOFFITS (Aug 2019) and bought a NEW FURNACE AND AIR CONDITIONER (Aug 2020). The park 4 houses down is fabulous for young or older kids alike (new play centre and large playing fields). Don't forget to visit our 3D tour!**

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









