



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 MILLVIEW Way, Calgary T2Y 3Y7**

MLS® #: **A2158226**

Area: **Millrise**

Listing Date: **08/29/24**

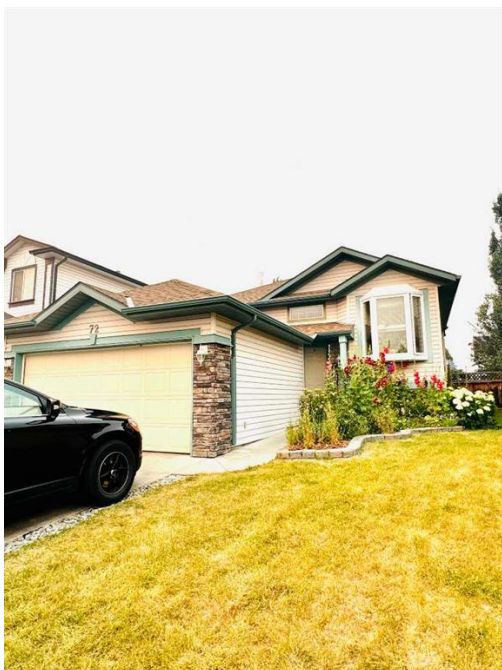
List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **4,919 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,272**  
Low Sqft:  
Ttl Sqft: **1,272**

DOM

**21**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Level, Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`4" x 12`11"	Kitchen	Main	10`0" x 8`7"
Dining Room	Main	12`10" x 10`0"	Office	Lower	10`4" x 9`11"
Family Room	Lower	15`10" x 13`5"	Laundry	Lower	9`2" x 8`4"
Bedroom - Primary	Main	13`5" x 10`9"	Bedroom	Main	101`1" x 9`0"
Bedroom	Main	9`10" x 9`9"	4pc Ensuite bath	Main	7`11" x 4`11"
4pc Bathroom	Main	8`0" x 4`11"	4pc Bathroom	Lower	8`9" x 5`2"
Bedroom	Lower	15`11" x 9`2"	Flex Space	Lower	16`2" x 10`10"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0010430**  
 Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to this beautiful and very well priced 4-bedroom bi-level home situated in a desirable street of Millrise. All Appliances included, Gleaming oak hardwood flooring all throughout, Granite counter tops, 9' ceiling on Kitchen, great room and breakfast nook area. 3-BR in upper level and 1 down plus another extra flex/hobby room. Please show this home first, for sure you won't be disappointed!**

Inclusions: **none**  
 Property Listed By: **CIR Realty**

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





