



THE
A-TEAM

**RE/MAX
FIRST**

129 MILLRISE Square, Calgary T2Y 4B8

MLS®#: **A2163085**

Area: **Millrise**

Listing Date: **09/05/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,840**

Low Sqft:

Ttl Sqft: **1,840**

Lot Information

Lot Sz Ar: **3,929 sqft**

Lot Shape:

DOM

13

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot**

Park Feat:

Double Garage Attached

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 11`7"
Kitchen	Main	16`3" x 8`9"
2pc Bathroom	Upper	5`9" x 4`11"
Bedroom	Upper	11`7" x 11`5"
4pc Bathroom	Upper	8`1" x 7`6"
Laundry	Main	9`10" x 7`6"

Room	Level	Dimensions
Family Room	Main	16`3" x 11`7"
Dining Room	Main	13`8" x 6`7"
Bedroom - Primary	Upper	16`7" x 11`10"
Bedroom	Upper	11`1" x 10`9"
4pc Ensuite bath	Upper	9`10" x 9`10"
Bedroom	Basement	11`5" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0012795

Zoning:
R-C1N

Remarks

Pub Rmks:

Huge Price Adjustment - Motivated Seller Looking for Offers! Welcome to this spacious 2 story well maintained home located on a quiet street in the desirable community of Millrise !!! You will notice the east facing back yard and abundance of natural light as you enter the home. The main floor has a great layout with large rooms, including formal living room, a kitchen with plenty of maple cabinets and countertop space, The family room is equipped with a cozy gas fireplace, A 2-piece bath and laundry room complete the main floor. Oak hard wood floor through out this main floor. Upstairs are 3 good-sized bedrooms, The master bedroom has a large walk-in closet and 4-piece ensuite, stand-alone soaker tub and separate shower. The fully finished basement adds extra living space in featuring a large rec room with gas fireplace (set on a thermostat), flex room perfect for a home office, and a storage area. The fenced and landscaped backyard contains an aggregate patio great for BBQ and back lane access. Close to bus stops, shopping, and just minutes to the C-train. Short walk to our lady of peace school and close to Fish Creek Provincial Park and much more! New gutters (2022) , Newer roof (2015). Mountain view in one bedroom. There is Radon mitigation system installed in the basement mechanical room. Book your private showing today as this property won't last long.

Inclusions:
Property Listed By:

N/A
TrustPro Realty

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