



THE
A-TEAM

**RE/MAX
FIRST**

96 MILLCREST Way, Calgary T2Y 2J3

MLS®#: **A2164028** Area: **Millrise** Listing **09/09/24** List Price: **\$540,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1982** Abv Sqft: **1,118**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,206 sqft** Ttl Sqft: **1,118**
 Lot Shape:

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **0**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Many Trees,Private,Rectangular Lot**
 Park Feat: **None,On Street**

Utilities and Features

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

Construction:
Metal Siding ,Wood Frame
 Flooring:
Carpet,Laminate,Linoleum
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	11`2" x 10`8"	Dining Room	Main	11`1" x 7`3"
Living Room	Main	13`4" x 11`10"	Bedroom - Primary	Second	14`11" x 12`6"
Bedroom	Second	10`1" x 8`0"	Bedroom	Second	8`11" x 8`8"
4pc Bathroom	Second	8`10" x 4`11"	2pc Bathroom	Main	5`6" x 4`5"
Laundry	Basement	15`8" x 10`7"	Game Room	Basement	18`1" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

8111877

Remarks

Pub Rmks: **Welcome to this cozy starter home, nestled in the heart of Millrise! On the main floor you'll find a bright and spacious living room and dining room with brand new flooring, a sizeable kitchen, mudroom, and a stylish half bath. Upstairs there is a large master suite with plenty of closet space, a 4-piece bathroom and 2 additional bedrooms. The finished basement includes a large rec room and a laundry/storage room. The private backyard is of considerable size with ample green space, mature trees, a large 2 tiered deck, and still room to build a double garage! This well maintained home sits on a beautiful tree lined street, is close to major routes and all amenities, schools, shopping, coffee shops and restaurants. All you have to do is move in and make it your own!**

Inclusions: **n/a**
Property Listed By: **Real Estate Professionals Inc.**

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







