



THE
A-TEAM

**RE/MAX
FIRST**

395 MILLRISE Drive, Calgary T2Y 2C7

MLS®#: **A2174808**

Area: **Millrise**

Listing Date: **10/29/24**

List Price: **\$515,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **4,811 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,465**

Low Sqft:

Ttl Sqft: **1,465**

DOM

53

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,Back Yard,City Lot,Front Yard,Lawn,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	16`5" x 12`2"
Kitchen	Main	13`8" x 13`5"
2pc Bathroom	Main	5`1" x 4`11"
Bedroom	Second	11`3" x 10`4"
4pc Bathroom	Second	7`8" x 9`1"
Bonus Room	Basement	9`11" x 12`9"
3pc Bathroom	Basement	4`8" x 9`5"

Room	Level	Dimensions
Living Room	Main	13`8" x 12`5"
Dining Room	Main	12`4" x 8`8"
Bedroom - Primary	Second	14`2" x 11`4"
Bedroom	Second	9`4" x 10`2"
Game Room	Basement	15`1" x 17`0"
Bedroom	Basement	11`6" x 9`11"

Title:
Fee Simple
Legal Desc:

8111879

Zoning:
R-CG

Remarks

Pub Rmks: **Judicial Court Ordered Sale. Welcome to this 1465 sq ft 4 bedroom, 2.5 bathroom family home in the popular and established community of Millrise. As you walk in the front entrance, be greeted by an open and airy living/dining room area with vaulted ceilings and a large west facing window allowing in lots of natural light throughout the day. Moving to the back of the house, you enter into an updated and functional kitchen with beautiful open barn wood shelving, a farmhouse sink, and a large island with a sleek rangehood and quartz countertop. Off the kitchen access the large deck through the sliding glass door and enjoy the spacious backyard or step down into the cozy family room with a wood-burning fireplace. The laundry area is located by the garage entrance along with a 2 piece bathroom. On the upper level there is a generous sized primary bedroom with an eye-catching feature wall, modern ceiling fan, ample closet space and direct access to the main 4-piece bathroom. An additional 2 bedrooms and a linen closet complete this level. The basement has been fully finished with a 4th bedroom, 3 piece bathroom and a spacious rec room that is currently divided by shelving to create a 5th sleeping area. Updates to the home in the last few years include most of the main and upper levels flooring. On the main level the ceilings have been scraped and painted. The kitchen was fully updated and the fireplace was refreshed. The bathrooms were the next project along with the fence and additional finishing work. The home is steps from transit and close to all amenities with schools, shopping and parks nearby. Please note the property is being sold "As-Is, Where Is".**

Inclusions:
Property Listed By: **CIR Realty**

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







