



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1131 MILLCREST Rise, Calgary T2Y 2L9**

MLS®#: **A2178205** Area: **Millrise** Listing Date: **11/08/24** List Price: **\$599,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1983** Abv Sqft: **1,549**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,208 sqft** Ttl Sqft: **1,549**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`11" x 6`5"	Living Room	Main	11`0" x 14`0"
Dining Room	Main	10`0" x 7`8"	Kitchen	Main	16`2" x 9`4"
Family Room	Main	12`0" x 14`1"	Laundry	Main	5`11" x 8`6"
2pc Bathroom	Main	7`0" x 3`1"	Bedroom - Primary	Second	12`2" x 12`7"
4pc Ensuite bath	Second	9`7" x 5`0"	3pc Bathroom	Second	4`11" x 9`2"
Bedroom	Second	8`8" x 10`10"	Bedroom	Second	10`7" x 9`3"
Furnace/Utility Room	Basement	11`7" x 18`11"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8211011**

Remarks

Pub Rmks: **Welcome to this charming 2-story home featuring a newly renovated interior and a highly functional floor plan. Bay windows in both the living room and formal dining room bring in plenty of natural light. The spacious kitchen includes a cozy breakfast nook overlooking the family room, which has a warm fireplace. A combined mudroom and laundry area next to the powder room and family room adds convenience. The second floor offers a master bedroom with a 4-piece ensuite bath and a large closet, along with well-sized second and third bedrooms and a main 4-piece bathroom. The main floor has brand-new Easy-Street vinyl tiles with cushioned foam backing for added warmth and comfort, while the second floor features new carpeting throughout. Freshly painted, the home is upgraded with modern architectural moldings. Outside, a spacious deck in the south-facing backyard is perfect for BBQs and a play area for kids, and the oversized garage easily accommodates two large vehicles. The partially finished basement offers potential for a future recreation room or bedroom. This home is ideally located within walking distance of schools, playgrounds, parks, and bus routes, with C-train access and shopping centers nearby.**

Inclusions: **NA**  
Property Listed By: **Grand Realty**

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







