



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**94 MILLRISE Boulevard, Calgary T2Y 3C9**

MLS® #: **A2179751**

Area: **Millrise**

Listing Date: **11/18/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1996**

Finished Floor Area

Abv Sqft: **1,082**

Low Sqft:

Ttl Sqft: **1,082**

Lot Information

Lot Sz Ar: **3,326 sqft**

Lot Shape:

DOM

**4**

Layout

Beds: **4 (3 1 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,See Remarks**

Park Feat: **220 Volt Wiring,Alley Access,Off Street,Parking Pad,Rear Drive,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard,Rain Barrel/Cistern(s),Rain Gutters,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 8`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 11`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 17`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 13`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 9`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`2" x 8`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`2"</b>
<b>Family Room</b>	<b>Lower</b>	<b>14`9" x 20`8"</b>	<b>Office</b>	<b>Lower</b>	<b>7`9" x 7`10"</b>

**Bedroom**  
**Dining Room**  
**4pc Bathroom**

**Lower**  
**Lower**  
**Lower**

**9`8" x 10`2"**  
**8`0" x 7`9"**  
**7`9" x 5`3"**

**Kitchen**  
**Living Room**

**Lower**  
**Lower**

**11`1" x 10`0"**  
**10`2" x 10`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9411694**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Fully Finished Walk-Out Bungalow with an Illegal Basement Suite. This exceptional updated property is a must-see! The main level boasts hardwood floors, a bright and inviting living room open to the dining area, large windows, newer silhouette blinds, and vaulted ceilings that enhance the sense of space and light. The updated kitchen features granite countertops and oak cabinetry. Spacious master bedroom with a walk-in closet and a private ensuite, two additional bedrooms, and a full bathroom. The lower level continues to impress with a cozy family room and a versatile den. The walkout section of the basement features an illegal suite with a private walk-out entry, a fully equipped kitchen (note Fridge and cook top are not included), comfortable living room, bedroom, and a full bathroom perfect for extended family or additional income potential. Good-sized yard with a double parking pad at the back for future garage. Located in the prestigious community of Millrise, just steps from transportation, the C-Train, schools, shopping, and beautiful Fish Creek Park, with its walking and biking paths. This home is in great condition and offers incredible value. Roof was replaced in 2018. Don't miss this opportunity—properties like this don't last long.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Mountain View)**

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









