



THE
A-TEAM

**RE/MAX
FIRST**

108 MILLBANK Close, Calgary T2Y 2E8

MLS®#: **A2187610**

Area: **Millrise**

Listing Date: **01/19/25**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Finished Floor Area

Abv Sqft: **1,626**
Low Sqft:
Ttl Sqft: **1,626**

Lot Information

Lot Sz Ar: **5,424 sqft**
Lot Shape:

DOM

3
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Garden**
Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Dog Run,Garden,Lighting,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Bar,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	11`9" x 17`4"
Living Room	Main	14`6" x 17`2"
3pc Ensuite bath	Upper	9`2" x 4`10"
Bedroom	Upper	12`0" x 10`11"
4pc Bathroom	Upper	11`3" x 5`0"
3pc Ensuite bath	Lower	4`8" x 12`1"
Family Room	Lower	17`4" x 23`4"
2pc Bathroom	Lower	

Room	Level	Dimensions
Dining Room	Main	14`6" x 11`4"
Mud Room	Main	3`2" x 6`0"
Bedroom - Primary	Upper	14`10" x 12`10"
Bedroom	Upper	12`3" x 14`9"
Bedroom - Primary	Lower	12`2" x 13`0"
Flex Space	Lower	4`11" x 8`5"
Bedroom	Basement	13`0" x 20`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8011615

Remarks

Pub Rmks:

Welcome to a fully renovated 4-level split home with over 3000 sq ft of finished living area, nestled in the coveted Millrise neighborhood of Calgary. Boasting 5 spacious bedrooms and 4 elegantly appointed bathrooms, this sophisticated residence seamlessly blends modern design with comfort. Every detail has been thoughtfully upgraded, from the sleek quartz countertops and brand-new appliances to the exquisite luxury vinyl plank flooring and recessed lighting throughout. Step into the expansive main level, where a grand living room opens to a sunken dining area with vaulted ceilings, creating an ideal space for both intimate gatherings and lavish entertaining. The chef-inspired kitchen, equipped with high-end appliances and a contemporary design, flows effortlessly into the back deck - perfect for a weekend BBQ or family get-togethers. Upstairs, the private master suite offers a serene retreat, complete with a stylish ensuite bathroom. Two additional generously sized bedrooms share a beautifully updated four-piece bath. On the third level, you'll find a spacious fourth bedroom, a luxurious full bath, another half-bath and a massive family room featuring a cozy wood-burning fireplace, ideal for relaxing or entertaining on colder nights. The fully finished basement provides versatile living space, with a 5th bedroom, an elegant wetbar and ample storage. Additional features include new energy efficient windows, newer high efficiency furnace and a hot water tank. The oversized, insulated, and drywalled double attached garage boasts vaulted ceilings, offering extra room for storage or projects. Situated directly across from lush green space/park and just a short walk or drive to schools, shopping, and the C-train station, this stunning home is the perfect blend of luxury, comfort, and convenience. Don't miss the opportunity to own this exceptional property in one of Calgary's most desirable neighborhoods.

Inclusions:
Property Listed By:

none
Grand Realty

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









