



120 MILLRISE Drive, Calgary T2Y 2C9

MLS® #: **A2187860** Area: **Millrise** Listing **01/31/25** List Price: **\$689,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **5,059 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,934**
 Low Sqft:
 Ttl Sqft: **1,934**

DOM

22
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Central,Fireplace(s)** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Ext Feat: **Playground** Water Source: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	38`10" x 28`9"	Breakfast Nook	Main	32`0" x 25`8"
Family Room	Main	63`2" x 38`10"	Laundry	Main	18`7" x 18`4"
Office	Main	32`7" x 30`7"	Dining Room	Main	39`11" x 32`10"
Bedroom - Primary	Third	49`9" x 45`8"	4pc Ensuite bath	Third	
Bedroom	Level 4	42`11" x 31`2"	Bedroom	Level 4	42`11" x 30`11"
4pc Bathroom	Level 4		2pc Bathroom	Second	
Entrance	Second	17`0" x 14`6"	Bedroom	Lower	48`8" x 35`3"
Bedroom	Lower	65`7" x 39`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8110429

Zoning:
R-CG

Remarks

Pub Rmks:

MAKE 2025 YOUR YEAR! Buy this METICULOUSLY cared for 5 BDRM (3+2), 2.5 BATH, 5 LEVEL SPLIT, 4 HOUSES DOWN from a LARGE TOT-PARK AND PLAYING FIELDS in the heart of MILLRISE! So much living space --over 2500 ft2.-- Vaulted ceilings (with skylight) in the foyer, Living Room and Dining Room. Chicago-fire brick, gas fireplace and wainscoting in the Family Room. Kitchen and breakfast nook area have sliding door to large, raised deck (15'7"X10'2"). Main floor den and separate laundry room (SxS). Mature trees in large, private back yard and sitting area. Primary bedroom with 4pc ensuite and walk-in closet on 4th level. 2 large bedrooms and 4pc bath on the 5th level. 2 large bedrooms down (easily a games area and media room). Double attached garage (19'4"x20'7"). WALKING DISTANCE to the Fish Creek-Lacombe LRT STATION, schools and shopping. The owner has just PAINTED THE ENTIRE EXTERIOR (Aug 2022), REDONE THE ROOF and skylight (Aug 2022), REPLACED THE SOFFITS (Aug 2019) and bought a NEW FURNACE AND AIR CONDITIONER (Aug 2020). The park 4 houses down is fabulous for young or older kids alike (new play centre and large playing fields). Don't forget to visit our 3D tour!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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









