



THE
A-TEAM

**RE/MAX
FIRST**

39 MILLBANK Drive, Calgary T2Y 2C1

MLS®#: **A2189119** Area: **Millrise** Listing Date: **01/21/25** List Price: **\$618,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **5,199 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Private**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,551**
 Low Sqft:
 Ttl Sqft: **1,551**

DOM

11
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garburator,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|------------------|--------------|-------------------|-------------------|--------------|-------------------|
| Living Room | Main | 22`5" x 11`9" | Dining Room | Main | 12`1" x 6`9" |
| Kitchen | Main | 9`11" x 11`9" | Family Room | Lower | 12`4" x 14`8" |
| Mud Room | Lower | 6`0" x 5`1" | Bedroom - Primary | Second | 11`3" x 14`8" |
| Bedroom | Second | 14`7" x 8`4" | Bedroom | Lower | 11`9" x 14`7" |
| 4pc Ensuite bath | Second | 7`2" x 4`11" | 4pc Bathroom | Second | 7`2" x 4`11" |
| 2pc Bathroom | Lower | 3`0" x 6`1" | Laundry | Basement | 11`11" x 14`9" |

**Hobby Room
Furnace/Utility Room**

**Basement
Basement**

**7`0" x 10`4"
15`4" x 29`4"**

Game Room

Basement

14`9" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
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Remarks

Pub Rmks:

Welcome to this well-cared for home in the established community of Millrise, offering an impressive 1550 sq ft of comfortable living space. This charming residence is perfectly situated to take advantage of the amenities nearby, including convenient access to the C-train. Families will appreciate the proximity of schools and shopping nearby. Enjoy the solace in nearby Fish Creek Park for daily walks with your furry friends. Inside, the home features a thoughtful layout that maximizes space and functionality boasting a range of impressive improvements. Step inside to discover newer windows throughout that flood the space with natural light, Modernized kitchen featuring white shaker cabinets and a backsplash to compliment the space. You will also appreciate the new flooring throughout, hardwood that compliments the esthetic of the home with carpet in the main floor bedroom, fully renovated 4 piece bathroom, new hot water tank, A/C and furnace 2017, new roof in 2012.. Home also offers the cozy comfort of a wood burning fireplace serving as a central focal point in the living space. The primary bedroom offers a spacious layout that easily accommodates a king size bed, 4 piece ensuite and walk-in closet. Completing the floor plan are two bedrooms, a 2 pce bath, mudroom perfect for hanging coats and muddy boots. The basement serves as a versatile space that adds even more value to your living experience. It houses a laundry room, plenty of storage options and a flexible space that can serve as a family room , a play area or even a home office whichever suits your lifestyle the best. This delightful home not only offers a cozy interior but also features a detached garage, equipped with a pellet stove to keep your workspace warm and functional year round. You will love the mature private yard with RV parking allowing you to store your recreational vehicles securely and conveniently, paved back lane. The deck is the perfect space for entertaining friends and family and comes equipped with gas line. Don't miss the opportunity to make this property your own and enjoy all the wonder features it has to offer.

Inclusions:
Property Listed By:

**N/A
eXp Realty**

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









