



THE
A-TEAM

**RE/MAX
FIRST**

214 MILLRISE Square, Calgary T2Y4B9

MLS®#: **A2195662** Area: **Millrise** Listing Date: **02/23/25** List Price: **\$720,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **4,746 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,761**
 Low Sqft:
 Ttl Sqft: **1,761**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Landscaped,Lawn,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Brick,Composite Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **0012795**

Remarks

Pub Rmks: **Nestled within a parkside cul-de-sac, in the community of MILLRISE, this beautifully upgraded home sits on a quiet street adjacent to a LARGE CENTRAL**

GREENSPACE. With over 2,500 sq. ft. of developed space, this 3-bedroom, 3.5-bathroom, 2-storey home offers numerous upgrades including a **NEW ROOF (2021)**, **NEW HARDYBOARD Siding (2022)**, modern finishes and a functional layout. Step inside to a bright, **OPEN FLOORPLAN**, with tile flooring that transitions to warm engineered **HARDWOOD** throughout the main level. Large **TRIPLE-PANE WINDOWS** with custom blinds fill the space with natural light, complemented by knockdown ceilings and updated lighting. The upgraded kitchen features high-gloss cabinetry, a center island, **CAESARSTONE** countertops, stainless steel appliances, and a Bosch dishwasher. A **CUSTOM** backsplash, ample storage, and extra pot lighting complete the thoughtful design finishes in this space. Patio doors open to a spacious 14'x20' **COMPOSITE DECK** with side **GLASS PANEL** railing, overlooking a **LARGE FENCED** and **LANDSCAPED** backyard. Complete with a play structure, stone patio, and storage shed, this family friendly space is perfect for the for kids, your pets or entertaining. Back inside, a few steps down from the main level, you'll find the laundry room and a 2-piece bath, the mudroom with access to the **DOUBLE ATTACHED GARAGE** finished to drywall stage and a rough-in for a future heater. Upstairs, there is an expansive **BONUS ROOM** with French doors, **VAULTED** ceilings, and large windows, making it a bright, versatile space for entertaining, a playroom, or a craft room. Next you have a **SPACIOUS PRIMARY SUITE** that includes a **WALK-IN CLOSET** with **BUILT-IN SHELVING** and **ORGANIZERS**, a 4-piece ensuite with a **SOAKER TUB** and separate shower. There are **TWO** additional **BEDROOMS**, both a generous size and **UPGRADED WINDOWS**. There is also a 4-piece main bath with a tub shower combo. The developed basement offers a cozy **FAMILY ROOM** with ambient lighting, a **BUILT-IN WORKSTATION**, and a modern 3-piece bath with **FLOOR TO CEILING TILED SHOWER**. A separate office/studio space adds flexibility, while the custom **PLAYHOUSE** area under the stairs provides a fun touch the **KIDS** are sure to **LOVE!** Additional Upgrades include: **** NEW Roof in 2021, NEW HARDY BOARD SIDING 2022 and NEW Windows installed a few years ago. **** Conveniently located within walking distance to public transportation and just a short drive to the **Shawnessy LRT station**, this home is close to shopping, dining, schools, the **YMCA**, and quick access to **Stoney Trail**. Call your favorite Realtor to book a viewing today!

Inclusions:

Property Listed By:

**Ensuite Closet Built in Shelving, Shed in back yard, Playhouse structure in back yard, Built in Desk in Basement, Shelving in Family Room Basement
MaxWell Canyon Creek**

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









