



THE
A-TEAM

**RE/MAX
FIRST**

100 MILLBANK Drive, Calgary T2Y 2E3

MLS® #: **A2197250**

Area: **Millrise**

Listing Date: **02/28/25**

List Price: **\$664,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**

Finished Floor Area

Abv Sqft: **1,567**

Low Sqft:

Ttl Sqft: **1,567**

Lot Information

Lot Sz Ar: **5,242 sqft**

Lot Shape:

DOM

51

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	18`7" x 16`5"
Dining Room	Main	32`7" x 40`2"
Foyer	Main	17`6" x 29`9"
Living Room	Main	44`0" x 36`11"
4pc Ensuite bath	Upper	26`0" x 17`0"
Bedroom	Upper	33`11" x 31`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	36`4" x 31`2"
Family Room	Main	41`10" x 44`3"
Kitchen	Main	27`11" x 30`7"
4pc Bathroom	Upper	26`3" x 16`5"
Bedroom	Upper	26`6" x 43`9"
Bedroom - Primary	Upper	55`0" x 44`10"

Bedroom	Basement	35`6" x 54`5"	Office	Basement	22`8" x 35`3"
Game Room	Basement	42`1" x 39`1"	Storage	Basement	15`0" x 38`10"
Furnace/Utility Room	Basement	25`8" x 80`8"	Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	8011615
	Remarks

Pub Rmks:	<p>Welcome to 100 Millbank Drive SW. This stunning, renovated 3-bedroom family home, presented in pristine condition and tastefully decorated with neutral designer colors throughout. This home boasts a functional and spacious floor plan filled with abundant natural light, creating a warm and inviting atmosphere perfect for families. The main floor features a generous Great Room with soaring vaulted ceilings, ideal for entertaining and family gatherings. A bright dining area flows seamlessly into the updated kitchen, complete with newer countertops, a stylish backsplash and stainless steel appliances. Adjacent to the kitchen is a cozy family room featuring a wood-burning fireplace, accented by trendy vinyl plank flooring, creating the perfect space to relax. Upstairs, you'll find three generously sized bedrooms, all updated with new carpeting (2023). The bathrooms have been renovated with new tub, elegant porcelain tile, updated vanities, and modern fixtures. The upper floors also benefit from new windows installed in 2023, enhancing energy efficiency while filling the space with natural light. The fully finished basement offers additional living space, including a family room, a dedicated kids' play area, and the 4th bedroom that would also make a versatile home office space. There's also a storage area to keep your home organized and clutter-free. The exterior has been thoughtfully updated with new siding and eavestroughs/downspouts (2022) for added durability and curb appeal. The large backyard is perfect for outdoor living, featuring a new deck and fencing (2022). A shed extension on the back of the garage provides extra storage, while the RV gate offers additional parking options. For those with a green thumb, enjoy the existing vegetable garden. The double attached garage is drywalled and features high ceilings, offering ample storage space or even potential for a workshop. Located in a family-friendly neighborhood, this home is close to schools, public transit (bus & LRT), parks, and a variety of shopping options including Sobeys, Shoppers Drug Mart, and local pubs.</p>
Inclusions:	N/A
Property Listed By:	RE/MAX First

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











