



**GRASSROOTS**  
REALTY GROUP

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**240 MILLVIEW Place SW**  
**Calgary, Alberta**

**MLS # A2230022**



**\$775,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,135 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Irregular Lot, Level, Treed		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bookcases, No Animal Home, No Smoking Home, Vaulted Ceiling(s)

<b>Water:</b>	Public
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-C1
<b>Utilities:</b>	-

**Inclusions:** A/

Experience the pride of ownership in this stunning family residence , nested in a quiet cul-de-sac! Welcome to a spacious and inviting entryway with vaulted ceilings. The open concept dining room and living room areas are flooded with natural light and accentuated by stunning hardwood flooring. This remarkable home features 4 spacious bedrooms on the upper level and an additional bedroom on the lower level (non-egress window), along with 4 well-appointed bathrooms. The roof was replaced in 2011 (5 bundles), and a high-efficiency furnace was installed in 2012, new air conditioning unit and reverse osmosis water system. Step into a high-end kitchen that boasts cherry wood cabinetry, a flat ceiling, a central island, granite countertops, and a top of the line appliance package. The inviting family room includes a cozy gas fireplace flanked by beautiful side cabinets, perfect for relaxation and entertaining. Enjoy the convenience of main floor laundry and a 60-gallon hot water tank. The fully finished, spacious basement offers a comfortable atmosphere with a full 3-piece bath, built-in desk and office space, and ample storage options. Outside, discover a meticulously landscaped exterior adorned with vibrant perennials, a pressure-treated fence, and a large, bright west facing backyard. The expansive deck is complete with a covered pergola and a gas hookup for your BBQ, creating the perfect setting for summer gatherings. Relax by the fire pit in the seated area, listen to the soothing sounds of the water fountain, and explore the lovely stone walkways surrounding the home. Millrise features well-maintained parks like Millrise Park and nearby Fish Creek Provincial Park for outdoor activities. The community offers educational facilities through the Calgary Board of Education and Calgary Catholic School District. Residents enjoy access to shopping centers,

including Millrise Plaza, Shawnessy Shopping Centre, with grocery stores and dining options. Millrise is also well connected by public transit, including CTrain service at Fish Creek and Shawnessy stations for easy commuting to downtown Calgary. Don't miss out on this incredible opportunity to own a home that offers so much value. Schedule your viewing today!