



**GRASSROOTS**  
REALTY GROUP

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**173 Millview Square SW**  
**Calgary, Alberta**

**MLS # A2235441**



**\$639,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautifully upgraded home in the heart of Millrise &mdash; a peaceful, family-friendly community surrounded by green spaces and walking paths. Step inside to a spacious foyer with double coat closets, leading up to a bright, open living room filled with natural light and overlooking the deck and landscaped backyard. The property offers direct access to a side walking/biking path &mdash; perfect for an active lifestyle. The kitchen features stainless steel appliances, a walk-in pantry, and flows into a sunny dining area. Upstairs offers three generous bedrooms, including a primary suite with a walk-through closet and spa-like ensuite with a deep soaker tub. The upper-level family room adds even more flexibility for your lifestyle, while the fully finished lower level offers a large rec room and generous storage. Ideally located just minutes from top-rated schools, parks, shopping, and transit &mdash; and right across the street from a playground and open field where kids can enjoy soccer and outdoor fun. With a perfect blend of comfort, space, and location, this home truly has it all &mdash; book your private showing today!