



GRASSROOTS
REALTY GROUP

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371 Millview Bay SW
Calgary, Alberta

MLS # A2235779



\$675,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning updated home nestled in the desirable Millrise community. This modern gem showcases a completely renovated kitchen featuring sleek white cabinets, abundant storage, and expansive countertops crowned by a breathtaking waterfall quartz island. Stainless steel appliances include an induction cooktop stove for culinary excellence. The main floor flows seamlessly with beautiful hardwood flooring throughout the spacious dining area and inviting living room, anchored by a cozy gas fireplace. Step outside from the eating area onto the deck overlooking a generous yard, ideal for entertaining and relaxation. Practical features include a convenient main floor half-bath and dedicated laundry area. Upstairs reveals a magnificent bonus room offering versatile space for family activities, while three well-appointed bedrooms provide peaceful retreats positioned thoughtfully away from common areas. The primary bedroom impresses with a luxurious ensuite featuring both a refreshing shower and separate soaking tub for ultimate relaxation. The fully finished basement extends your living space with a comfortable family room, fourth bedroom, and full four-piece bathroom, perfect for guests or growing families. A double attached garage ensures secure parking and additional storage. Located on a quiet cul-de-sac, this exceptional property offers the perfect blend of tranquil residential living with convenient access to local amenities. You'll appreciate the proximity to quality schools, diverse shopping and dining options, the beautiful Fish Creek Provincial Park for outdoor recreation, and major transportation routes including the efficient transit system for easy commuting throughout the city. This thoughtfully designed home combines modern updates with practical functionality in one of Calgary's most sought-after neighborhoods.

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