



GRASSROOTS
REALTY GROUP

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43 Millcrest Court SW
Calgary, Alberta

MLS # A2242770



\$549,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to the charming family home on a quiet street in the coveted community of Millrise. Where the schools are top notch and access to parks, playgrounds, shopping along with other great amenities are only a quick jaunt away. Any family is sure to enjoy this well-maintained 2-story home with many upgrades throughout. The open living space with newer laminate flooring and cozy fireplace, the spacious kitchen combined with dining area together. The upper floor has a grand master suite with wall to wall closeting and private access to the nicely decorated full bath. 2 additional bedrooms complete the upper level. Fully developed lower level - great for families and entertaining! Sunny south facing back yard fully fenced with large deck, garden shed & newer double detached garage. Other upgrades include newer windows, newer hot water tank, newer HRV System, Newer furnace, newer stove & hood fan, new curtains etc. You won't be disappointed with this home!