



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**76 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2245998**



**\$685,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, No Smoking Home, Quartz Counters, Skylight(s)		

**Inclusions:** N/A

76 Millrise Drive SW &ndash; Spacious, Renovated & Move-In Ready! **\*\*OPEN HOUSE SAT AUG 9TH 1:00PM-3:00PM\*\*** Welcome to this beautifully updated family home offering over 3,100 SqFt of developed living space, complete with 6 bedrooms and 4 bathrooms&mdash;an ideal blend of space, style, and function for growing or multi-generational families. The classic main floor layout features a bright front living room and a formal dining room&mdash;perfect for hosting friends or large family gatherings. The fully renovated kitchen is a standout, showcasing upgraded stainless steel appliances, stylish finishes, and a massive island with breakfast bar. Pristine maple hardwood flooring runs throughout the main level, adding warmth and luxury. A versatile main floor bedroom is ideal for guests or a dedicated home office. Upstairs, you&rsquo;ll find 3 additional bedrooms, including a spacious primary suite with a 4-piece ensuite and a walk-in closet with custom built-ins. A second 4-piece bathroom is perfect for the kids or guests. The fully developed basement offers incredible flexibility with an expansive recreation room&mdash;ideal for movie nights, gaming, or a kids&rsquo; play space&mdash;plus 2 more large bedrooms and yet another full bathroom. Step outside to enjoy the oversized, low-maintenance composite deck&mdash;partially covered for all-weather enjoyment and perfect for BBQs and relaxing with friends and family. Located close to transit, schools, parks, and shopping, this home delivers exceptional value in a well-established community. With room for everyone and everything, this is a property you won&rsquo;t outgrow. Don&rsquo;t wait&mdash;book your showing today!