



GRASSROOTS
REALTY GROUP

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395 Millrise Drive SW
Calgary, Alberta

MLS # A2252125



\$644,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,530 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

Welcome to your fully renovated, move-in-ready home in the desirable community of Millrise! This 4-bedroom, 2.5-bathroom beauty has been thoughtfully updated from top to bottom, offering modern comfort and timeless style. Step into the bright, open-concept living and dining area where vaulted ceilings and a large west-facing window fill the space with natural light. The stunning kitchen is a true showstopper—featuring bold black cabinetry, a quartz island with a sleek range hood, and direct access to your private backyard through brand new triple-panel sliding doors. The backyard is perfect for entertaining or relaxing, with a freshly rebuilt deck, new railings, and a brand-new fence for added privacy. Cozy up in the sunken family room complete with a charming wood-burning fireplace, or enjoy the convenience of the spacious mudroom off the garage and a stylish 2-piece powder room on the main floor. Upstairs, the primary bedroom is a peaceful retreat with a beautiful feature wall and generous closet space. Two more bedrooms, a linen closet, and a fully renovated bathroom with a double vanity, custom tile, and stacked laundry complete the upper level. The fully finished basement adds valuable living space with a large rec room (brand new carpet!), a 4th bedroom, and a beautifully updated 3-piece bathroom with walk-in shower—perfect for guests or teens. Tucked away on a quiet street just steps from transit, schools, parks, and shopping, this home checks every box. Everything is done—just move in and enjoy!