



GRASSROOTS
REALTY GROUP

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40 Millrise Drive SW
Calgary, Alberta

MLS # A2255723



\$699,000

Division:	Millrise		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,565 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Boat, Concrete Driveway, Double Garage A		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Few Trees, Front Yard,		

Heating:	Ceiling, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade, Walk-Up to Grade	HOA:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Welcome to this massive big house with over 2,600 sq ft of finished living space. This home offers a total of 5 bedrooms and 3 full bathrooms, with 3 bedrooms and 2 bathrooms on the main level, and 2 bedrooms and 1 bathroom on the basement level, along with a separate laundry space for the basement. The basement features an illegal suite, making this property perfect for a growing family, investors, or multi-generational living. The main floor features a bright living room with abundant natural sunlight and front balcony access, perfect for enjoying your morning coffee or evening relaxation. A full kitchen with ample counter space and storage, a formal dining room, and a sunny breakfast nook provide plenty of space for family life. The very large master bedroom includes dual closets and a 4-piece ensuite with room for a jetted tub. Two additional bedrooms and a complete full bathroom complete this level. Hardwood flooring runs throughout the main floor and staircase. The ground level is a true walkout with a family room featuring a tile-faced fireplace, two good-sized bedrooms, a full bathroom, a dedicated laundry room, and direct access to the oversized double garage. There is also an oversized rear parking pad that accommodates multiple vehicles, an RV, or a boat. Conveniently located within walking distance to a C-Train station, schools, daycares, gyms, grocery stores, shopping, and other amenities. Quick possession available.