



GRASSROOTS
REALTY GROUP

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

36 Millside Way SW
Calgary, Alberta

MLS # A2256119



\$737,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,038 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Pie		

Heating: Forced Air, Natural Gas, See Remarks

Floors: Carpet, Laminate, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), French Door, Granite Counters, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

LOCATION! LOCATION! RARE 4+1 bedrooms, 3 1/2 bathrooms, on a quiet street, sets this exceptional home apart from the rest! With over 3,000 sq.ft. of living space, there's more than enough room for everyone. You're greeted to your new home with a cozy front patio, a relaxing place to enjoy your favorite beverage. The main floor, that has just been updated with GORGEOUS luxurious vinyl plank flooring, offers a large front great room that can be used for a variety of needs. The living room features sliding doors and a beautiful wood burning fireplace with a gas starter. On to the spacious dining room, that will accommodate all the family gatherings with newer patio doors. The functional kitchen has another eating area and also has newer patio doors. Great access to the large back deck and beautiful, fully fenced, back yard. Perfect for the friends and family BBQs. Also on the main floor, is a 2 piece powder room, laundry area with side entrance to another patio and entrance to the HEATED, double attached garage. Lots of room here for your vehicles, toys and storage. Upstairs, you'll find 4 SPACIOUS bedrooms. The huge primary bedroom includes a walk-in-closet and 4 piece ensuite. The large 4 piece bathroom completes the upper level. The lower level features a massive recreation area that would be great for a pool table, bar, games room, media room or play room. The 5th bedroom is perfect for teenagers or guests and includes a sitting area, the armoire stays. The 4 piece bath is conveniently located adjacent to this bedroom. Besides the heated double attached garage, there's also room on the oversized driveway for 3 more vehicles. This home has so much to offer with some newer windows, tons of storage, lots of large closets, new flooring, granite in 2 baths, 2 furnaces, a second location for a washer and dryer, etc. Located in desirable Millrise, on a quiet street,

huge lot, back alley, steps away from schools, parks, shopping, C-Train, pathways, and Fish Creek Provincial Park is nearby.