



**GRASSROOTS**  
REALTY GROUP

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**395 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2260193**



**\$629,900**

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

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

**Inclusions:** n/a

Beautifully renovated and ready to impress in Millrise! This 4-bedroom, 2.5-bathroom home has been transformed with modern finishes and thoughtful upgrades throughout. From the moment you walk in, the vaulted ceilings and oversized west-facing window set the stage for a bright, welcoming main floor. The open-concept layout flows into a designer kitchen with striking black cabinetry, a quartz island, and a statement range hood. Brand-new triple-panel sliding doors open to the backyard—where a rebuilt deck, fresh railings, and a new fence create the perfect space for outdoor living. A cozy sunken family room with a wood-burning fireplace adds character and warmth, while the large mudroom and chic 2-piece bath keep the main floor both stylish and functional. Upstairs, the primary suite is a relaxing retreat, highlighted by a custom feature wall and ample closet space. Two additional bedrooms and a fully renovated bathroom with double vanity, custom tile, and stacked laundry complete the upper level. The basement extends your living space with a spacious rec room finished with brand-new carpet, a 4th bedroom, and an upgraded 3-piece bath with a walk-in shower. Set on a quiet street close to schools, parks, shopping, and transit, this home blends style, comfort, and convenience. Everything is done—move in and make it yours!