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## 395 Millrise Drive SW Calgary, Alberta

MLS # A2260193



\$624,900

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, Driveway				
Lot Size:	0.11 Acre				
Lot Feat:	Back Lane, Back Yard				

Heating:	Forced Air	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, I	Kitchen Island, No Anim	al 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!