



GRASSROOTS
REALTY GROUP

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17 Millrise Lane SW
Calgary, Alberta

MLS # A2261281



\$544,900

Division:	Millrise		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,505 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Native Plants		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 699
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Basement refrigerator, curio cabinet in basement		

Call your Realtor today to view this beautifully updated condo in Millrise, offering over 2,100 square feet of professionally developed living space and a rare double attached garage. From the moment you step inside, you'll be impressed by the bright and airy open-concept design, featuring vaulted ceilings, large windows, and a cozy wood-burning fireplace that anchors the main living area. The show-stopping kitchen is a true highlight of the home, thoughtfully designed for both everyday living and entertaining. It features a massive central island with quartz countertops, custom soft-close cabinetry, upgraded fixtures, and clever pantry pullouts—all finished with high-quality millwork that gives the space a polished, modern feel. Up a short flight of stairs, you'll find two generously sized bedrooms, a beautifully finished four-piece main bathroom, a convenient laundry room, and a stylish two-piece powder room. Continue up to the private primary retreat and prepare to be impressed. The spacious loft area is outfitted with custom cabinetry and can be used as a home office, reading lounge, or dressing area. The large primary suite offers a luxurious five-piece ensuite with dual sinks, a walk-in shower, and soaker tub, along with a walk-in closet complete with more custom millwork. The fully developed basement provides even more flexible living space, ideal for a recreation area, home gym, or media room, with a tucked-away nook perfectly suited for a teen's gaming setup or hobby space. The attached double garage is insulated and features a 220V space heater along with a utility sink—perfect for pet owners or outdoor enthusiasts. Extensive updates throughout the home include central air conditioning, a new furnace and hot water tank installed in 2022, luxury vinyl plank flooring, modern lighting fixtures, pot lighting, and

zebra blinds throughout. This home is truly move-in ready and offers the perfect combination of style, space, and functionality in a well-managed complex. Don't miss your chance to make it yours—book your showing today!