

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

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:** Baths: 2 full / 1 half Garage: Double Garage Attached, Driveway Lot Size: Lot Feat: Back Yard, Cul-De-Sac, Garden, Landscaped, Native Plants

Heating: Water: Fireplace(s), Forced Air, Natural Gas Floors: Sewer: Tile, Vinyl Plank Roof: Condo Fee: \$ 775 Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Brick, Vinyl Siding, Wood Frame M-C1 d38 Foundation: **Utilities: Poured Concrete**

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!	ì
Converight (c) 2025. Listing data courtopy of Poyal LaPage Reportment, Information is hallowed to be reliable but not guaranteed.	