



GRASSROOTS
REALTY GROUP

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258 Millview Gardens SW
Calgary, Alberta

MLS # A2262696



\$749,600

Division:	Millrise		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,245 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Skylight(s)		

Inclusions: See Addendum one in supplements

OPEN HOUSE on SATURDAY October 11th from 2 to 4PM. This fully developed BUNGALOW in the established Millrise neighbourhood has been updated extensively over the past 5+ years, with almost 2500 square feet of developed space over two levels. There is a long list of quality interior and exterior improvements. Nicely located on a quiet CUL-DE-SAC with a pie shaped lot, the home has abundant curb appeal with a full exterior update by Lummerding Exteriors in 2022, including "heavy wall vinyl" and "class 4" hail impact roof shingles. The double attached garage is heated and finished with "Trimlight" LED lights on front & back of home. The main floor is an open concept layout with vaulted ceilings in primary bedroom, foyer, living, dining, and kitchen areas, plus a skylight. Interior features include updated luxury plank vinyl flooring, custom window coverings, quartz countertops, several updated windows, chrome finish hardware, and updated light fixtures. The kitchen includes a pantry with stainless appliances and adjacent dining area plus eating bar. The exterior door off the living & dining area opens onto a huge deck and backyard siding onto GREEN SPACE with walking paths. There is a large, newer window in the family room with a gas fireplace with fan. The primary bedroom offers a walk-in closet and 5-piece ensuite bath with jetted tub and separate shower. The main floor also includes a den with glimpse of mountains, convenient half bathroom, and laundry room with newer washer & dryer and back hall closet. The lower level includes a four piece bathroom, two spacious bedrooms and recreation room, each with walk-in closets. If you are looking for a home in MOVE-IN CONDITION and QUIET LOCATION, this property is ready for new owners.

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