



GRASSROOTS
REALTY GROUP

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372 Millrise Drive SW
Calgary, Alberta

MLS # A2264599



\$580,000

Division:	Millrise		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,409 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions:	All Shelves in the Garage
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Millrise - 372 Millrise Drive SW: Welcome to this fully developed three-level split located in the family-friendly community of Millrise. Offering over 2,200 sq. ft. of living space across three levels, this home features 4 bedrooms, 3 full bathrooms, and a double attached garage. You're welcomed by a spacious front entry that opens to a bright living room with beautiful hardwood floors. The upper level includes a generous kitchen with granite countertops, an island, a built-in computer desk, a pantry, and a sunny breakfast nook with access to the back deck - perfect for morning coffee or summer BBQs. A formal dining room overlooks the living room below, adding to the home's open and connected feel. The large primary bedroom features a walk-in closet and a 4-piece ensuite with a soaker tub and separate shower. Two additional bedrooms and a 4-piece main bath complete the upper level. The lower level is fully developed and offers a large, comfortable family/rec room with a cozy gas fireplace, a fourth bedroom, a 3-piece bathroom, laundry, and storage. Outside, you'll find a large pie-shaped lot surrounded by mature trees, a spacious back deck, and plenty of room for kids or pets to play. This fantastic location is within walking distance of Our Lady of Peace K-9 School, Millcrest Park, Crocker Park, and the Millrise outdoor rink. You're also close to all the amenities and restaurants in Shawnessy, with easy access to Macleod Trail, Stoney Trail, and the Somerset LRT Station. This home is turn-key and ready to move in - call today for more information or to book your private showing!