



GRASSROOTS
REALTY GROUP

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32 Millrise Crescent SW
Calgary, Alberta

MLS # A2265881

\$548,000



Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Walk-In Closet(s)		

Inclusions: Ring Doorbell, Ecobee Thermostat, Couch in Basement

Welcome to this beautifully finished 2-storey home in the highly sought-after, mature community of Millrise! With over 2,300 sq. ft. of developed living space, including four bedrooms and 2.5 baths, this home offers so much more than meets the eye. From the curb, it feels cozy and quaint, but step inside and you'll be greeted by a dramatic open-to-above foyer with nearly 17-foot ceilings and a 12-foot vaulted living room that immediately sets the tone. The front living room is bathed in natural light through its oversized window and flows seamlessly into the spacious formal dining area – perfect for hosting holiday dinners or family celebrations. The heart of the home is the upgraded kitchen, featuring granite countertops, a stylish glass tile backsplash, abundant cabinetry, and sleek stainless steel/black appliances. A bright breakfast nook overlooks the large backyard and flows into the sunken family room, where a timeless wood-burning fireplace with tile surround and wooden mantle creates the perfect gathering place for cozy evenings. A convenient main floor laundry room with side entry and a well-placed half bath complete this level. Upstairs, you'll find three generously sized bedrooms, including a large primary suite with walk-in closet and pocket door access to the full four-piece bath with jetted soaker tub, full tile surround, and separate shower. The fully finished basement offers a private retreat for teens or guests with a fourth bedroom featuring a huge walk-in closet and its own full bathroom. There's also plenty of open space for a media area, home gym, or games room – you decide! Step outside and enjoy the expansive backyard with huge deck, fire pit, and room to build your dream garage. The stucco exterior adds to the home's charm while keeping maintenance low. Located on a quiet street in a mature neighborhood,

you’ll love being just minutes away from Fish Creek Park, multiple schools, parks, Shawnessy shopping, restaurants, YMCA, and quick access to Stoney Trail and Macleod Trail. This is affordable homeownership in one of Calgary’s most family-friendly communities — offering space, function, and style all in one package.