



GRASSROOTS
REALTY GROUP

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

8 Millbank Road SW
Calgary, Alberta

MLS # A2266962



\$595,000

Division:	Millrise		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,715 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Metal Gazebo, Garden Boxes, Storage Shed (canopied)

Your family's next chapter starts here! This isn't just a house—it's HOME in every sense of the word. With soaring VAULTED CEILINGS, FRESH UPDATES, and a layout that just works, this 3-bedroom beauty is ready to impress from the moment you walk through the door. The main floor is OPEN, AIRY, and made for real life—whether that's morning chaos, dinner parties, or late-night laughs. The EXTRA-LARGE PRIMARY SUITE is your personal escape, while the TWO additional upstairs bedrooms are GENEROUS IN SIZE—perfect for kids, guests, or that dreamy home office you've been planning. Head downstairs and get cozy in the WALKOUT FAMILY ROOM, featuring a FIREPLACE, BRAND-NEW CARPET and PAINT, and easy access to the backyard. Movie nights, weekend hangs, and lazy Sundays just found their new home. Practical perks? All done and dusted. A NEWER ROOF, poly b replaced with PEX, MULTIPLE NEW WINDOWS, and a HEATED attached DOUBLE GARAGE keep life comfortable and worry-free. And location? Chef's kiss. You're within easy walking distance to schools, shopping, the LRT, and Fish Creek Park—so your morning commute, errands, and weekend adventures are all effortlessly close. BRIGHT. UPDATED. PERFECTLY LOCATED. This home is ready for your next chapter—are you? Check out the virtual tour and video then call your favourite Realtor to view!