



GRASSROOTS
REALTY GROUP

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1221 Millview Road SW
Calgary, Alberta

MLS # A2272675



\$625,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,895 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

Located in the heart of Millrise, this stunning and sun-kissed home is a dream. . The living room is complete with vaulted ceilings and large bay windows that look out onto an immaculately front yard; the perfect spot to entertain guests or read a book in the morning sun. The formal dining area is complemented by a large half-moon window that brightens up the space for big gatherings. Lovely light-toned plank flooring flows back to a pristine ivory kitchen, where a sleek monochromatic palette has a hint of cottage charm, as well as plentiful cabinet and counter space and modern appliances. A sunny breakfast nook offers direct access to the backyard. The family room is a homey and cozy haven that showcases an inlaid brick wood fireplace. A half-bathroom and a laundry room round out the main floor, both of which feature gorgeous statement design. The upper level hosts a spacious primary suite with plenty of natural light, beautiful wainscoting, and an adjoining full ensuite. Two additional bedrooms offer plenty of room for the family to sleep, study and play. A four-piece bathroom on this storey has plentiful counter-space and storage. In the renovated lower level of the home, two more bedrooms give you even more options for guests or your work from home set up! The lower-level boasts a three-piece bathroom, an additional family area and additional Kitchen, ready for your own use or tenants. There is also a ton of storage space available in the mechanical room. Complete with a large attached two-car garage, this house is truly a home-owners dream. Outside, the southwest facing backyard enjoys amazing sunshine. A covered back deck steps down to a huge cobbled patio and a large lawn interspersed with trees and garden beds. Located within walking distance of Fish Creek Park, Calgary's pathway system, playgrounds, schools, shopping, and transit, this is

the ideal location for someone wanting the tranquillity of a mature neighborhood without missing out on any of the amenities. This home is truly a gem – book your viewing today!