



**GRASSROOTS**  
REALTY GROUP

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**724 Millar Road NE**  
**Calgary, Alberta**

**MLS # A2276252**



**\$619,800**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dryer x2, Stove x2, Refrigerator x2, Washer x2

| 4 BEDS | 2 BATHS | DOUBLE DETACHED GARAGE | LEGAL SUITE | SEPARATE ENTRANCE, LAUNDRY, & KITCHEN | Welcome to this bilevel home located in the community of Mayland Heights. Offering 4 bedrooms and 2 full bathrooms, the home features a bright and spacious main level with plenty of natural light and vaulted ceilings. The large living space opens to the kitchen, highlighted by a stylish wood ceiling. The kitchen flows into the dining space, with both the kitchen and dining area providing access to the large deck through a door and sliding doors. The main level is complete with two good-sized bedrooms and a 4-piece bathroom. The lower level includes a separate entrance with a basement walk-up, its own kitchen, laundry, a large living space, two good-sized bedrooms, and a 4-piece bathroom. Outside, enjoy a large yard with a double detached garage offering ample parking and storage. Call your favourite agent for a showing today!