



GRASSROOTS
REALTY GROUP

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143 Millview Court SW
Calgary, Alberta

MLS # A2281522



\$619,000

Division:	Millrise		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,099 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, On Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

MOVE-IN READY for ~2000 SQFT living space! Beautifully well-maintained family home in exceptional corner lot (no sidewalk) in Millrise. All four levels developed, freshly painted, WALK-OUT 3rd level, 5 bedrooms, 3 full bathrooms, and an OVER-SIZED garage! The main floor features vaulted ceilings in the living and dining areas that create a bright, open space perfect for family gathering. Upgraded kitchen is equipped with high-quality stainless steel appliances ideal for the chef in the family. Upstairs, the master bedroom is spacious with an updated en-suite bathroom and walk-in closet. A second sunny bedroom and an additional full bathroom completes the upper level. The fully developed WALK-OUT 3rd level offers a generous family room with a cozy wood burning fireplace, a third bedroom, and an additional full bathroom. Step through the large sliding doors to enjoy your morning coffee on the sunny patio or unwind in the fully fenced backyard, which also features an RV PARKING spot. The 4th level includes a den and two additional bedrooms, both with large windows that fill the space with natural light. The lower two levels offer the potential for a separate suite subject to city's approval. Numerous updates and upgrades have been completed: windows (2016), furnace (2016), A/C (2021), siding & roof (2022), garage door (2023), light fixtures (2026), etc. A K–9 school is just around the corner, with shopping, LRT, and amenities nearby. Minutes to Fish Creek Park with its beautiful walks and bike paths. Booking a showing for this lovely home with your agent today!