



GRASSROOTS
REALTY GROUP

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188 Millrise Drive SW
Calgary, Alberta

MLS # A2282440



\$669,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to this fully renovated, meticulously maintained home, where all major upgrades are complete, offering authentic move-in-ready living. The highly sought-after floor plan features a bright front living room that flows into a formal dining area, highlighted by vaulted ceilings. At the same time, the back of the home is designed for everyday living and entertaining, with a completely renovated kitchen featuring new stainless steel appliances, updated counters and backsplash, and seamless connections to the lower family room with custom built-ins. Throughout the home, you'll find new flooring, doors, casings, baseboards, paint, triple-glazed windows, roof, furnace, lighting, updated bathrooms, and a professionally developed basement. Upstairs offers three generously sized bedrooms, including a primary retreat with a spa-inspired ensuite. At the same time, the lower level provides an oversized recreation room with endless options for kids, a home gym, or a media space. Outside, the stunning backyard creates a private oasis perfect for relaxing or entertaining, and the renovated garage features epoxy flooring and a convenient side entrance door, making this a rare opportunity to own a thoughtfully upgraded home with no detail overlooked.