



**258 Millview Gardens SW  
Calgary, Alberta**

**MLS # A2294454**



**\$749,600**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Skylight(s)		

**Inclusions:** Please see addendum in supplements and include with offer

OPEN HOUSE Friday March 20th from 4 to 6 PM. This UPDATED and FULLY DEVELOPED BUNGALOW in the established SW Millrise neighbourhood has almost 2500 square feet of developed space over two levels. There is a long list of extensive and quality interior and exterior improvements completed in past 5+ years. Nicely located on a quiet CUL-DE-SAC with a pie shaped lot backing onto GREEN SPACE, the home has abundant curb appeal with an exterior update by Lummerding Exteriors in 2022, including "heavy wall vinyl" and "class 4" hail impact roof shingles. The double attached garage is heated and finished with "Trimlight" LED lights on front & back of home. The main floor is an open concept layout with VAULTED CEILINGS in primary bedroom, foyer, living, dining, and kitchen areas, plus a skylight. Interior features include updated luxury plank vinyl flooring, custom window coverings, quartz countertops, several updated windows, chrome finish hardware, and updated light fixtures. The kitchen includes a pantry with stainless appliances and adjacent dining area plus eating bar. The exterior door off the living & dining area opens onto a HUGE DECK and PIE SHAPED backyard siding onto GREEN SPACE with walking paths. There is a large, newer window in the family room with a gas fireplace with fan. The primary bedroom offers a walk-in closet and 5-piece ensuite bath with jetted tub and separate shower. The main floor also includes a bright den, convenient half bathroom, and laundry room with newer washer & dryer and back hall closet. The lower level includes a four piece bathroom, two spacious bedrooms and recreation room, each with walk-in closets. This home is in a QUIET LOCATION and in MOVE-IN CONDITION. Millrise offers easy access to both Stoney and Macleod Trail, Fish

Creek Park, LRT and numerous restaurants, recreation and retail amenities.