



**343 Millview Bay SW**  
**Calgary, Alberta**

**MLS # A2295934**



**\$778,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,425 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Appliances in basement - washer, dryer, refrigerator, electric stove, range hood		

Welcome to 343 Millview Bay SW, a spacious two-storey home situated on a huge lot in the highly desirable family-friendly community of Millrise. The main floor is filled with natural light thanks to soaring high ceilings and an abundance of windows. You’ll find a formal dining room perfect for entertaining, along with an updated kitchen featuring stone countertops, stainless steel appliances, a pantry, and a convenient breakfast bar. The adjoining breakfast nook opens directly to the expansive backyard. This level also offers incredible functionality with a dedicated office, a cozy living room with a gas fireplace, a separate family room, laundry room, and a powder room. Upstairs, you’ll find three well-sized bedrooms and a 4-piece main bathroom, along with a spacious primary suite complete with a walk-in closet and private 4-piece ensuite. The fully developed basement adds even more versatility, offering a 2-bedroom layout with a full kitchen including refrigerator, stove, and range hood, a large rec room, 4-piece bathroom, storage space, its own dedicated laundry, and a separate entrance. Outside, the massive backyard provides endless possibilities with a deck and gazebo, plus a shed for additional storage. Recent updates include brand new siding (2025), paint (2025) and shingles (2018). The location is unbeatable, within walking distance to Millcrest Park and Our Lady of Peace School, and just minutes from Monsignor J.J. O’Brien School, Bridlewood School, Evergreen School, Marshall Springs School, Dr. Freda Miller School, Glenmore Christian Academy, Fish Creek Park, and major routes including Stoney Trail and Macleod Trail. Nearby retail options include the Buffalo Run Costco, Walmart, Superstore and many other niche shopping opportunities.