



71 Millbank Drive SW
Calgary, Alberta

MLS # A2300602



\$715,000

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|------------------|---|---------------|-------------------|
| Division: | Millrise | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,085 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Se | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Millrise - 71 Millbank Drive SW: Welcome to this fully developed two-storey home in the desirable community of Millrise, offering nearly 3,000 sq ft of total living space. Located on a corner lot, this bright, well-appointed family home features 3 + 1 bedrooms, 3.5 bathrooms, and an attached double garage. The spacious main floor showcases hardwood flooring and a functional layout, including a living room with French doors to the front foyer, a formal dining room, and a spacious kitchen. The kitchen has stainless steel appliances, including a gas stove, plenty of room for a table, and a patio door leading to the sunny, south-facing backyard. The inviting family room is open to the kitchen and features a gas fireplace with floating shelves and a second patio door for easy backyard access. The 2-piece powder room, side door entrance, and a generous front entry complete the main level. The curved staircase leads upstairs to a large primary bedroom with double doors, a large walk-in closet, and a spacious 5-piece ensuite featuring a soaker tub, separate shower, and dual sinks. Two additional good-sized bedrooms and a 4-piece main bathroom complete the upper level. The fully developed basement offers a spacious rec room, a fourth bedroom with a walk-in closet, a 3-piece bath, and a mechanical/laundry room with sink and plenty of additional storage. Recent updates to the home include: shingles (2017), furnace (2021), windows and doors (2025), and hardwood floors refinished in 2025. Enjoy the fully fenced south backyard with a large deck and a pergola. Ideally located close to schools, parks, and recreation, including Our Lady of Peace K–9 School, Millcrest Park, Crocker Park, and the Millrise outdoor rink. Enjoy convenient access to the many shops, restaurants, and amenities in Shawnessy, as well as easy commuting via Macleod Trail, Stoney Trail, and the

Somerset LRT Station. This turn-key shows pride of ownership and is ready for you to move in and enjoy.