



**470 Millrise Square SW  
Calgary, Alberta**

**MLS # A2138401**



**\$719,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window coverings in living room, pantry cabinets, garden shed, white framed mirror in the basement

Beautiful family home, fully finished with over 2,600 sq ft of developed living space, located on a huge oversized corner, cul-de-sac lot in the family-friendly community of Millrise. This stunning home is perfectly situated close to Fish Creek Park, walking and bike paths, transportation, shops, schools, and all amenities. Step inside to discover an exceptional floor plan featuring an open-to-below living area with a central gas fireplace, huge windows throughout, and hardwood floors. The formal dining room provides a sophisticated space for entertaining. The updated kitchen is a delight, boasting granite countertops, a granite center island, maple cabinets, stainless steel appliances, and a corner pantry. The bright nook area off the kitchen opens onto a newly finished composite 2-tiered deck, perfect for outdoor dining and overlooking the expansive backyard. The upper level offers a serene master retreat with a walk-in closet and a full ensuite bathroom, complete with a soaker tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement features a spacious family/games room/ 4th bedroom, plenty of windows for natural light, and a full bathroom equipped with in-floor heating. Additional highlights include a new roof installed in October 2023 which the guarantee is transferable, a double attached garage with a large curved driveway for additional parking, main floor laundry, and an 8x10 shed. The home boasts great curb appeal and is in immaculate condition—truly a must-see. Schedule your private showing today!