



**129 Millrise Square SW  
Calgary, Alberta**

**MLS # A2146929**



**\$679,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,840 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	Bookcases, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this spacious 2 story well maintained home located on a quiet street in the desirable community of Millrise !!! You will notice the east facing back yard and abundance of natural light as you enter the home. The main floor has a great layout with large rooms, including formal living room, a kitchen with plenty of maple cabinets and countertop space, The family room is equipped with a cozy gas fireplace, A 2-piece bath and laundry room complete the main floor. Oak hard wood floor through out this main floor. Upstairs are 3 good-sized bedrooms, The master bedroom has a large walk-in closet and 4-piece ensuite, stand-alone soaker tub and separate shower. The fully finished basement adds extra living space in featuring a large rec room with gas fireplace (set on a thermostat), flex room perfect for a home office, and a storage area. The fenced and landscaped backyard contains an aggregate patio great for BBQ and back lane access. Close to bus stops, shopping, and just minutes to the C-train. Short walk to our lady of peace school and close to Fish Creek Provincial Park and much more! New gutters (2022) , Newer roof (2015). Mountain view in one bedroom. There is Radon mitigation system installed in the basement mechanical room. Book your private showing today as this property won't last long.