



**12 Millbank Close SW
Calgary, Alberta**

MLS # A2149529



\$689,900

Division:	Millrise		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,484 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Street Lighting, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Natural Woodwork, Track Lighting, Walk-In Closet(s)		

Inclusions: Basement: fridge, built-in racks in storage areas, 2 TV wall mounts, Outdoor shed

Discover this charming 3-bedroom bungalow nestled in the heart of Millrise, offering a cozy retreat with over 2967 of square footage. This home features a spacious layout perfect for family living, complemented by a bright and airy sunroom that extends your living space year-round. Enjoy the convenience of single-floor living with three well-appointed bedrooms upstairs, with an additional large downstairs bedroom with multiple living areas. Located in a serene neighbourhood with easy access to amenities and outdoor recreation, this bungalow embodies comfort and convenience in Millrise. Recent upgrades including a new furnace (2023), air conditioning (2022), carpet (2019), washing machine (2023), hot water tank (2019), exterior paint (2023), attic insulation upgraded to R62 (2019) wifi operated exterior gem lights (2023) and a brand new garage door (2024). Enjoy cozy evenings by the gas fireplace and updated kitchen appliances such as the dishwasher, stove, garburator and microwave hoodfan which have all been updated in the past 3 years. This home boasts blackout blinds in secondary bedrooms, vacuflo, copper water lines, and a new shed (2015) in a well-balanced sunny and shady yard with established perennials and raspberry bushes. With a quiet neighborhood, low rental area, and two incredibly spacious storage rooms, this home offers comfort and modern convenience. This is one of the largest bungalows in the area, situated on a quiet greenspace perfect for families, with well-maintained streets, parks, and excellent schools, creating a safe and welcoming environment. Enjoy easy access to major transportation routes and the nearby Shawnessy LRT station, ensuring a seamless commute throughout the city. Millrise boasts a diverse array of shops, restaurants, and the nearby Shawnessy Shopping Centre, catering to all shopping and dining needs.

With a quiet community vibe, low rental rates, and ample storage, this property epitomizes comfort and would make the perfect place to call home.