



**1218 Millview Drive SW
Calgary, Alberta**

MLS # A2151081



\$714,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	1992 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 3 x Rain Barrels, 10'x12' Shed

Nestled on a quiet, wide street resembling a cul-de-sac in upper Millrise, this charming 2 storey home is the perfect sanctuary for a growing family. With 5 spacious bedrooms, 3 full baths, and one 1.5 bath this property offers ample space and comfort. The current owners have cherished this home for nearly 30 yrs and are now ready to downsize, leaving behind a meticulously maintained, move-in-ready residence. Their pride of ownership is evident in every corner of the property, from the newly installed vinyl windows to the 50 yr shingles on the roof. The mature landscaping, inviting front covered porch, and new Lennox furnace and air conditioning system add to the home's appeal. The double front car garage is not only insulated and heated but also equipped with ample shelving, making it ideal for storage and projects. This home is conveniently located near top-rated schools, the Fish Creek LRT station, a community centre with outdoor skating rinks, shopping centres, and scenic pathways leading to Fish Creek Park. Inside, the home features 3 bedrooms on the upper level and 2 additional bedrooms in the fully developed basement, which also includes a full bath. The beautifully landscaped, fenced yard boasts a 10'x12' shed with attic storage, a matching stucco exterior, a large modern wide deck with glass rails, and three rain barrels, perfect for sustainable living. Additional features include a cozy gas fireplace, a built-in vacuum system, and upgraded toilets. This property is truly a gem offering a blend of comfort, convenience, and style. Don't miss the chance to make this house your forever home!