



120 Millrise Drive SW
Calgary, Alberta

MLS # A2157881



\$689,000

Division:	Millrise		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,934 sq.ft.	Age:	1981 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lightin		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

Meticulously cared for 5 BDRM (3+2), 2.5 BATH, 5 LEVEL SPLIT, 4 HOUSES DOWN from a LARGE TOT-PARK AND PLAYING FIELDS in the heart of MILLRISE! So much living space --over 2500 ft2.-- Vaulted ceilings (with skylight) in the foyer, Living Room and Dining Room. Chicago-fire brick, gas fireplace and wainscotting in the Family Room. Kitchen and breakfast nook area have sliding door to large, raised deck (15'7"X10'2"). Main floor den and separate laundry room (SxS). Mature trees in large, private back yard and sitting area. Primary bedroom with 4pc ensuite and walk-in closet on 4th level. 2 large bedrooms and 4pc bath on the 5th level. 2 large bedrooms down (easily a games area and media room). Double attached garage (19'4"x20'7"). WALKING DISTANCE to the Fish Creek-Lacombe LRT STATION, schools and shopping. The owner has just PAINTED THE ENTIRE EXTERIOR (Aug 2022), REDONE THE ROOF and skylight (Aug 2022), REPLACED THE SOFFITS (Aug 2019) and bought a NEW FURNACE AND AIR CONDITIONER (Aug 2020). The park 4 houses down is fabulous for young or older kids alike (new play centre and large playing fields). Don't forget to visit our 3D tour!