



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

52 Millward Place NE
Calgary, Alberta

MLS # A2205567



\$849,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Pie Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: None

PRIME LOCATION WITH EASY ACCESS DOWNTOWN ! MODERNLY RENOVATED | QUIET CUL-DE-SAC | PIE-SHAPED LOT | OVERSIZED DOUBLE ATTACHED GARAGE | HIGH-END UPGRADES THROUGHOUT | 4 BEDROOMS | HUGE BACKYARD | Fully renovated 4 bedroom home on an oversized pie lot within a quiet cul-de-sac! This prime location offers easy access to downtown as well as numerous nearby amenities. Great curb appeal with an oversized double attached garage immediately impresses. Inside this beautiful home is a meticulous renovation boasting high-end upgrades and designer finishes creating a space that is warm and inviting yet still practical. Updates include fresh paint in a neutral hue, new triple pane windows (25 year warranty), new doors, new baseboards, new casings, flat painted ceilings, vinyl plank flooring, new decora plugs and switches, all new modern lighting and much more. The bayed living room is open to the dining room, perfect for entertaining. Show off your culinary prowess in the sleek new kitchen, featuring stone countertops, stainless steel appliances and full-height custom cabinets. Gather in front of the charming wood-burning (with gas starter) fireplace flanked by built-ins in the welcoming family room. Patio sliders lead to the back deck encouraging an effortless indoor/outdoor lifestyle. A rare side entrance leads to the mudroom/laundry area and continues onto the 3-piece bathroom for a quick clean-up upon entry. The primary bedroom on the upper level is a true owner's retreat complete with a private balcony for peaceful morning coffees, a large walk-in closet and a private ensuite. Both additional bedrooms on this level are spacious and bright with easy access to the stylish 4-piece bathroom. The finished basement is an entertainer's dream with tons of room to gather with friends and family

to watch the big game or just unwind after a long work week. Easily refill drinks and snacks at the wet bar too! A 4th guest bedroom, another full bathroom and ample storage complete this level. Being on a pie lot allows for a massive backyard, privately fenced with tons of play space for kids and pets while the adults barbecue or lounge on the deck. Ideally located within the inner-city community of Mayland Heights well known for its numerous parks, excellent restaurants, pubs, cafes, shops, great transit options and easy access to downtown. Stunningly renovated plus an outstanding location – this home has it all, come see for yourself!