



GRASSROOTS
REALTY GROUP

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

108 Millbank Close SW
Calgary, Alberta

MLS # A2209493



\$759,000

Division:	Millrise		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,627 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Garden		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: central vac and AC- as is

Welcome to a fully renovated 4-level split home with over 3000 sq ft of finished living area, nestled in the coveted Millrise neighborhood of Calgary. Boasting 5 spacious bedrooms and 4 elegantly appointed bathrooms, this sophisticated residence seamlessly blends modern design with comfort. Every detail has been thoughtfully upgraded, from the sleek quartz countertops and brand-new appliances to the exquisite luxury vinyl plank flooring and recessed lighting throughout. Step into the expansive main level, where a grand living room opens to a sunken dining area with vaulted ceilings, creating an ideal space for both intimate gatherings and lavish entertaining. The chef-inspired kitchen, equipped with high-end appliances and a contemporary design, flows effortlessly into the back deck – perfect for a weekend BBQ or family get-togethers. Upstairs, the private master suite offers a serene retreat, complete with a stylish ensuite bathroom. Two additional generously sized bedrooms share a beautifully updated four-piece bath. On the third level, you'll find a spacious fourth bedroom, a luxurious full bath, another half-bath and a massive family room featuring a cozy wood-burning fireplace, ideal for relaxing or entertaining on colder nights. The fully finished basement provides versatile living space, with a 5th bedroom, an elegant wetbar and ample storage. Additional features include new energy efficient windows, newer high efficiency furnace and a hot water tank. The oversized, insulated, and drywalled double attached garage boasts vaulted ceilings, offering extra room for storage or projects. Situated directly across from lush green space/park and just a short walk or drive to schools, shopping, and the C-train station, this stunning home is the perfect blend of luxury, comfort, and convenience. Don’t miss the opportunity to own this exceptional

property in one of Calgary’s most desirable neighborhoods.