



GRASSROOTS
REALTY GROUP

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9 Millview Park SW
Calgary, Alberta

MLS # A2211019



\$739,000

Division:	Millrise		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,335 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed		

Located on a peaceful street in the heart of Millrise, this one is truly special. Perfectly situated on a large lot siding onto green space, with over 2,200 finished sq/ft this custom-designed bungalow with an attached double garage offers an exceptional layout and location. From the moment you arrive, you'll notice the pride of ownership—from the brand new garage door to the subtle glow of the new security lighting at the front of the home. Inside, the main floor has been completely refreshed with new flooring, baseboards, and a fresh coat of paint, creating a warm and modern feel throughout. The spacious kitchen and dining area are a cozy delight with heated floors, perfect for Calgary winters, while the new kitchen faucet and eco-friendly toilets add a touch of practical elegance. A private front entry opens to a bright sunlit den with elegant French doors, while down the hall, the massive primary bedroom awaits with a large walk-in closet and a luxurious ensuite. A main floor laundry room and powder room add even more convenience. Downstairs, large windows allow natural light to flow into a warm and inviting family room, accented by all-new lighting and a second gas fireplace. You'll also find two generously sized bedrooms, a full bathroom, and ample storage space. No detail has been overlooked: a new high-efficiency furnace and humidifier, new washer and dryer, new shower heads, and updated smoke and CO2 detectors ensure comfort, safety, and energy efficiency throughout the home. Even the fireplace, ducts, and furnace are cleaned annually for peace of mind. Step outside to a two-tiered deck and beautifully landscaped backyard, a new shed provides handy extra storage for tools and gear. With approximately \$50,000 in upgrades, this move-in-ready home offers not just beautiful spaces, but smart improvements that make

everyday living easier. Whether you're sipping coffee in your sunlit kitchen or curling up by the fireplace, this is a home that simply feels right. The home is well situated with easy access to main roads such as Macleod and Stoney Trail.