



**43 Millrise Crescent SW  
Calgary, Alberta**

**MLS # A2288261**



**\$634,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,647 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** blinds, master bedroom Ikea wardrobe, built in bookcases

Welcome to an amazing RENOVATED and UPDATED FORMER SHOWHOME 2-storey home in the heart of the popular community of Millrise! This is a TRUE TURN-KEY HOME where everything has been done by the current owners, so all you have to do is BUY IT and MOVE IN! The main floor features a living room, access to the backyard and a WOOD BURNING FIREPLACE(with a gas lighter), a dining area, a renovated (2021) kitchen, and a 2PC bathroom. There is also a side entrance to the backyard. The upper level comes with a very good-sized primary bedroom with a 4PC ENSUITE and an IKEA wardrobe for closet space. There are 2 more bedrooms and another 4PC bathroom upstairs. The basement is fully finished and offers a large RECREATIONAL/FAMILY ROOM, a DEN with a BAR, and another bathroom (3PC) with laundry (ELECTROLUX washer and dryer!). The house has been meticulously kept and maintained. PET-FREE / SMOKE-FREE. Here is the list of key updates: LVP (luxury vinyl flooring) installed throughout the main floor and the basement (2021), ALL WINDOWS and the ROOF SHINGLES redone in 2019, bathrooms renovated in 2021. HUGE HUGE HUGE BONUS \$\$\$\$\$ => Your future home comes with 9x400W SOLAR PANELS (installed in 2024)!!! What does that mean to you? The panels generate enough energy so you DO NOT PAY ANY OF YOUR ELECTRICITY BILLS during the spring/summer months! In the cold winter months, you will still pay utilities, but at a much reduced rate! This is a serious money saver!!! NOTE: there is a SIDE ENTRANCE to the house, making it super easy to set up a suite in the basement(subject to obtaining city's permits and approvals). This gets even better! Your backyard is fully fenced and has WEST/SW exposure &mdash; that means a lot of sun for you and your family to soak in while being

outside! The DOUBLE CAR ATTACHED garage has 2 man doors and is HEATED!!! Plus, you can park up to 4 CARS on the extra-long driveway. THE LOCATION is UNBELIEVABLE! Walking distance to 4 SCHOOLS: 1) Catholic K-9...Our Lady of Peace School(750 m); Elementary - Janet Johnstone School(1.3 km); Catholic K-6...Father Doucet(900 m); Public K-9...Marshall Springs School(2.1 km). Bus route is across the street with service to LRT station. Minutes away from the Fish Creek Park and the vast Shawnessy Plaza. This is such an incredible home! You must come see it NOW. Will NOT last long!