



GRASSROOTS

REALTY GROUP

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**41 Millview Park SW
Calgary, Alberta**

MLS # A2314238



\$710,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Millrise | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,828 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Quartz Counters | | |

Inclusions: Standing Freezer in the basement

ABSOLUTELY STUNNING IN MILLRISE! Welcome to this RENOVATED, AIR CONDITIONED and Immaculately maintained 2-storey family home, perfectly situated on a quiet street, steps away from green spaces, playgrounds, and schools. The bright, open-concept main floor welcomes you with a large entryway leading into a large living room with massive windows. The functional chef's kitchen boasts quartz countertops, an abundance of cabinetry, a corner pantry, and premium stainless steel appliances. The adjacent dining area flows seamlessly out to an incredible, professionally landscaped backyard featuring a massive wooden deck and a private pergola—your absolute dream spot for morning coffee. Upstairs, discover a massive central bonus room centred around a cozy corner gas fireplace, plus three spacious bedrooms, including a primary retreat complete with a luxurious 4-piece ensuite featuring a deep, jetted soaker tub and another 3 piece washroom. The recently finished lower level adds fantastic living space with a massive recreation room, a fourth bedroom, a 3-piece bathroom, and ample storage. RECENT UPGRADES INCLUDE - AC (2025), Roof (2021), Flooring (2026), Quarts and Appliances (2022), Interior Painting (2026), Basement Development (2025), Laundry (2022). Complete with an insulated double attached garage spacious enough for a full-sized truck. A true pleasure to show—book your private viewing today!