



**61 Millview Park SW  
Calgary, Alberta**

**MLS # A2314540**



**\$744,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,773 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Priv		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Refrigerator in basement, Dishwasher in basement, Microwave in Basement, TV in living room with attached electronics and sound system, TV in primary bedroom, Hot Tub, Outdoor Kitchen and BBQ.

**\*\* Open House - Sat June 13 - 2 to 4:30pm \*\*** | Pride of ownership shows with this original owner. From the moment you walk in, the quality is obvious: Brazilian cherry hardwood and crown molding across the entire main level, starting in the front porch with TimberTec decking and extensive stonework entering into a large foyer with in-floor heating. The kitchen is built for the discriminating chef: GE Monogram gas range with grill, high-volume hood fan, newer stainless appliances, custom maple cabinetry, granite countertops, granite sink, and a large custom island that pulls everyone in. An office next to the front door has multiple uses such as a formal dining room or playroom. Main floor laundry with cabinetry, a two-piece bath with heated floors, and a double attached garage that's insulated and drywalled. Upstairs, the primary bedroom faces the backyard with large windows, a large walk-in closet, and opens into a full ensuite with a deep soaker tub, in-floor heating, maple cabinetry, and granite countertops. Two more generous bedrooms and a renovated 4-piece bath round out the upper floor. Triple pane windows throughout (2023, 25-year warranty), Lux exterior doors with keyless entry (2025), and dimmable recessed lighting in key areas. The basement is fully developed and functional featuring a wet bar with maple cabinetry, fridge, dishwasher and microwave, gas fireplace, a large bedroom, and a spa-like 3-piece bath finished in extensive stonework that feels like a retreat. Huge storage space keeps everything organized. Ready for hosting or a family movie night. Outside is where this property sets itself apart. The TimberTec deck leads to a cedar gazebo with a full outdoor kitchen: DCS stainless grill on natural gas, sink, fridge, two overhead gas heaters, and adjustable LED lighting. Six-person hot tub, mature trees, five cedar garden planters, and a new backyard

fence (2023). This is a backyard you'll be in all summer &mdash; and those gas heaters mean you're not done when the temperature drops. Additional updates: new garage door opener (2025), central A/C, Lennox high-efficiency furnace, new asphalt shingles (2013). Wired for sound with in-ceiling and in-wall speakers throughout. Flatscreens on the main floor and primary bedroom included. In the established Millrise community in SW Calgary just steps from Fish Creek Park, minutes to Shawnessy Shopping Centre with Walmart, Best Buy, Winners and Co-op, with Sobeys and Shoppers Drug Mart right at Millrise Plaza. Grab dinner at KINJO Sushi, Blowers & Grafton, or CattleBaron Steakhouse & the Shawnessy CTrain station. No pets. No smoking. This home shows a 10 out of 10.