



GRASSROOTS

REALTY GROUP

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36 Millside Way SW
Calgary, Alberta

MLS # A2316257



\$719,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,038 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Pie		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

LOCATION! LOCATION! Rarely do you find a home offering 4+1 bedrooms, 3.5 bathrooms, over 3,000 sq.ft. of developed living space, a great location on a quiet street in desirable Millrise! Step onto the cozy front patio, the perfect place to relax and enjoy your morning coffee or evening beverage. Inside, you'll immediately appreciate the gorgeous NEW luxury vinyl plank flooring throughout the main level. The spacious front great room offers incredible flexibility and can easily accommodate a variety of family needs. The inviting living room features sliding patio doors and a beautiful wood-burning fireplace with gas starter, creating a warm and welcoming atmosphere. The large dining room is ideal for hosting family gatherings and celebrations and features newer patio doors for easy access outdoors. The functional kitchen offers an additional eating area and more newer patio doors leading to the large back deck and beautifully landscaped, fully fenced backyard — perfect for summer BBQs, entertaining friends, and family fun. The main floor is completed with a convenient 2-piece powder room, laundry area with side entrance to another patio, and direct access to the HEATED double attached garage with plenty of space for vehicles, toys, and storage. Upstairs, you'll find 4 SPACIOUS bedrooms, including the massive primary retreat featuring a walk-in closet and private 4-piece ensuite. Three additional generously sized bedrooms and another large 4-piece bathroom provide ample room for the entire family. The fully developed lower level offers a massive recreation area ideal for a pool table, games room, media room, play area, or home gym. The 5th bedroom is perfect for teenagers or guests and includes a sitting area, with the armoire included. A conveniently located 4-piece bathroom completes the lower level. In addition to the heated double attached

garage, the oversized driveway provides parking for 3 additional vehicles. This exceptional home also features some newer windows, tons of storage space, large closets, granite countertops in two bathrooms, two furnaces, and a second washer/dryer hookup location. Situated on a huge lot with back alley access, this home is just steps from schools, parks, shopping, pathways, the C-Train, and beautiful Fish Creek Provincial Park. A rare opportunity to own a spacious family home in one of Calgary's sought after family communities!