



117 Millview Park SW
Calgary, Alberta

MLS # A2321599



\$798,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,329 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully maintained family home in the established community of Millrise SW. Built by renowned builder Jaguar Homes and proudly offered by its original owners, this property reflects years of exceptional care and pride of ownership. Recently refreshed with new luxury vinyl flooring throughout the main floor and freshly painted walls throughout the entire home, this move-in-ready residence offers a bright, clean, and inviting living environment. Major exterior improvements were completed in October 2024, including exterior painting, new siding, and a new roof, providing excellent curb appeal and long-term peace of mind. Step inside to an impressive open-to-above living room filled with natural light through expansive windows, creating a warm and welcoming atmosphere. Designed with family living in mind, the main floor features multiple gathering spaces, including a spacious living room, formal dining room, private office/den, and a cozy family room with a corner gas fireplace. The functional kitchen offers a central island with breakfast bar, ample cabinetry and counter space, a corner pantry, and excellent sightlines to the breakfast nook and sunny southeast-facing backyard. Whether preparing family meals or entertaining guests, this layout is both practical and inviting. Upstairs, you'll find three generously sized bedrooms, including a bright primary retreat overlooking the backyard. The primary suite features large south-facing windows, a walk-in closet, and a well-appointed ensuite complete with a separate shower, vanity area, and a relaxing jetted soaker tub. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The unfinished basement provides excellent potential for future development and can be customized to suit your family's unique needs. Outside, the mature landscaping, established trees, and

seasonal gardens create a private and enjoyable outdoor setting. Ideally situated on a quiet street near parks, playgrounds, and walking paths, this home also offers outstanding convenience. Enjoy easy access to schools, shopping, restaurants, Fish Creek Provincial Park, Macleod Trail, and Stoney Trail. Families will appreciate the proximity to the highly regarded Our Lady of Peace School. Commuters will appreciate being just a short 7-minute drive to Fish Creek–Lacombe CTrain Station. Immaculately maintained and ready for immediate possession, this is an exceptional opportunity to own a spacious family home in one of Calgary's most established southwest communities.