



GRASSROOTS
REALTY GROUP

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51 Millbank Court SW
Calgary, Alberta

MLS # A2328367



\$629,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Pie Shaped Lot		

Heating:	Fireplace(s)
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, play structure, A/C

This beautiful family home is nestled on a quiet, family friendly cul-de-sac in the heart of Millrise. Set on an oversized pie-shaped lot, this property offers an exceptional outdoor space with a covered deck, dedicated RV parking, and a spacious backyard perfect for entertaining, gardening, or letting the kids play. Inside, the bright, open concept layout showcases updated luxury vinyl plank flooring throughout the main and upper levels. The oversized renovated kitchen with stainless steel appliances flows seamlessly into the dining area and cozy family room, which opens onto the covered deck. The main floor also offers convenient laundry and a spacious second living room with updated lights. Upstairs, the generous primary suite offers room for a king sized bed, complete with an updated ensuite and separate his and hers closets. Two additional spacious bedrooms and a beautifully renovated main bathroom make this level perfectly suited for family living. The fully finished basement offers exceptional flexibility with space for a recreation area, home theatre, gym, or home office, along with a separate existing room that has the potential to be converted into a fourth bedroom. This home has no Poly-B plumbing for added peace of mind and features new central air conditioning installed in 2024. Enjoy being just steps from neighbourhood parks and playgrounds, with an easy walk to nearby schools, shopping, restaurants, and public transit.