



GRASSROOTS
REALTY GROUP

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454 Millrise Square SW
Calgary, Alberta

MLS # A2335169



\$680,800

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, No Back Lane, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: Shed

Welcome to this beautifully renovated family home, ideally situated on a quiet cul-de-sac in the established community of Millrise. Offering 4 bedrooms, 3.5 bathrooms, and a fully developed basement, this exceptional home combines modern updated with everyday comfort. The bright and inviting main floor has been freshly painted and features new engineered laminate flooring, creating a warm and contemporary feel throughout. The spacious kitchen showcases quartz counterops, oak cabinetry, ceramic tile flooring, and an impressive list of newer appliances, including a refrigerator, stove, dishwasher, hood fan and washer. Upstairs, you' ll find a generous primary suite complete with a walk-in-closet, built-in closet organizer, and a private 4-piece ensuite. Two additional bedrooms. another full bathroom, and new blinds throughout the upper level provide comfortable living for the whole family. The professionally finished basement offers even more living space w/a large Family room, a 4th bedroom w/built-in closet organizer, and a modern 3-pc bathroom w/shower-- perfect for guests, teenagers, or a home office. Extensive renovations completed over the past 2 years include: All new windows, New Roof, New Front Door, New Trims and Baseboards, Flat Ceilings, Updated Lighting, New Blinds, Fresh Interior Paint, giving you complete peace of mind. Step outside to enjoy the fully fenced and greatly landscaped backyard, complete with a spacious deck, 3 Fruit Trees, and raised garden beds for planting-- an ideal setting for outdoor entertaining and family gatherings. The attached garage adds everyday convenience, while the location is hard to beat. Enjoy walking distance to schools and 2 Bus stops, with quick access to Macleod Trail, Stoney Trail, and the natural beauty of Fish Creek Park, shopping, restaurants and countless amenities are just minutes away. This

exceptional home truly has it all -- quality renovations, and unbeatable location, and pride of Ownership. Simply move in and enjoy!