



GRASSROOTS
REALTY GROUP

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434 Millrise Drive SW
Calgary, Alberta

MLS # A2335546



\$609,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,654 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

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

Inclusions: Storage shed

*** OPEN HOUSE: SUNDAY, AUGUST 9, 1:00 - 3:00 PM *** Excellent family home. Rare 3-Garage Corner Lot (No Sidewalk less snow to remove)| Main Floor Office/Bedroom | Vaulted Ceilings | 1,654 Sq. Ft. 2-Storey Description: Rare opportunity to own this spacious 1,654 sq. ft. 2-storey on a large corner lot featuring 3 garages—a double attached garage plus a detached single garage with rear alley access, perfect for extra parking, a workshop, storage, or even potential rental income. The bright and inviting main floor showcases soaring vaulted ceilings, a functional open layout, the convenience of main floor laundry, and a private office that can easily serve as a main-floor bedroom, ideal for guests, multigenerational living, or working from home. Upstairs, you'll find 3 spacious bedrooms and 2.5 bathrooms, complemented by brand-new upstairs carpet and fresh interior paint, creating a clean, move-in-ready feel. Step outside onto the new deck, perfect for relaxing, entertaining, or enjoying summer evenings. The basement is ready for your choice of flooring and offers exceptional flexibility with space for two finished rooms (windows are not legal egress) that can be used as home offices, a gym, media room, hobby room, or future bedrooms, plus a large utility and storage area. Recent improvements include a new hot water tank, recent roof updates, recent siding updates, fresh interior paint, brand-new upstairs carpet, and a new deck, providing added value and peace of mind. Located in the highly sought-after community of Millrise, you'll enjoy easy access to schools, parks, Fish Creek Park, shopping, restaurants, public transit, and major roadways. With its rare three-garage configuration, large corner lot, vaulted ceilings, main-floor office/bedroom, main-floor laundry, and flexible basement space, this home offers a combination of space, versatility, and value

that's hard to find. Don't miss your opportunity to make it yours!