



GRASSROOTS
REALTY GROUP

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41 Millview Park SW
Calgary, Alberta

MLS # A2337062



\$655,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Standing Freezer in the basement

ABSOLUTELY STUNNING IN MILLRISE! Welcome to this RENOVATED, AIR CONDITIONED and Immaculately maintained 2-storey family home, perfectly situated on a quiet street, steps away from green spaces, playgrounds, and schools. The bright, open-concept main floor welcomes you with a large entryway leading into a large living room with massive windows. The functional chef's kitchen boasts quartz countertops, an abundance of cabinetry, a corner pantry, and premium stainless steel appliances. The adjacent dining area flows seamlessly out to an incredible, professionally landscaped backyard featuring a massive wooden deck and a private pergola—your absolute dream spot for morning coffee. Upstairs, discover a massive central bonus room centred around a cozy corner gas fireplace, plus three spacious bedrooms, including a primary retreat complete with a luxurious 4-piece ensuite featuring a deep, jetted soaker tub and another 3 piece washroom. The recently finished lower level adds fantastic living space with a massive recreation room, a fourth bedroom, a 3-piece bathroom, and ample storage. RECENT UPGRADES INCLUDE - AC (2025), Roof (2021), Flooring (2026), Quarts and Appliances (2022), Interior Painting (2026), Basement Development (2025), Laundry (2022). Complete with an insulated double attached garage spacious enough for a full-sized truck. A true pleasure to show—book your private viewing today!