



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

266 Millrise Square SW
Calgary, Alberta

MLS # A2346379



\$634,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,714 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful family home located on a quiet cul-de-sac in the desirable community of Millrise! Offering 3 bedrooms, 2.5 bathrooms and over 1,700 sq. ft. of living space, this well-maintained home combines comfort, functionality and a fantastic location. The bright and spacious main floor features an open-concept living and dining area, a functional kitchen with a centre island, ample cabinetry and a generous pantry, as well as a cozy living room with a gas fireplace. Main-floor laundry and a convenient 2-piece bathroom complete this level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a 4-piece ensuite featuring a separate tub and shower, plus a walk-in closet. The unfinished basement offers plenty of potential for future development and includes three windows and a cold room. Enjoy summer days in the private, fully fenced backyard with a large deck surrounded by mature trees. Additional highlights include central air conditioning, a double attached insulated garage, roof and siding replaced in 2020, and a water heater replaced in 2024. Ideally located close to schools, parks, pathways, shopping, restaurants, Fish Creek Park and with convenient access to Stoney Trail. A wonderful opportunity to make Millrise home!