



GRASSROOTS
REALTY GROUP

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355 Millrise Drive SW
Calgary, Alberta

MLS # A2348074



\$588,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: NONE

Welcome to 355 Millrise Dr SW! This beautiful home is ideal for a growing family, conveniently located near schools, parks, Fish Creek Park, LRT, and shopping. This family home boasts a spacious layout, with vaulted ceilings in the living and dining areas, a large eat-in kitchen with white cabinetry and a back door leading to a two-tier deck, and a cozy family room featuring a real fireplace and sliding patio doors that open to a lovely, private south-facing backyard. Additionally, the property features a den/office on the main floor, as well as main floor laundry located in the mudroom off the garage. Upstairs, you will find a spacious master bedroom with a full four-piece ensuite, along with two additional bedrooms and another full family bathroom. Recent upgrades include new vinyl plank flooring throughout, new window coverings, freshly painted interior and exterior trim. The basement features a generous, untouched space with plenty of crawl space, providing a blank canvas for your design and requirements. The property is conveniently located with easy access to major routes and offers quick possession.