



GRASSROOTS
REALTY GROUP

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55 Millrise Way SW
Calgary, Alberta

MLS # A2348248



\$699,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	1985 (41 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape, No Back Lane, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Pantry, Storage		

Inclusions: See Remarks

THE PERFECT FIXER UPPER FOR CONTRACTORS OR FAMILIES LOOKING TO MOVE INTO A QUIET FAMILY NEIGHBOURHOOD AND BUILD EQUITY FOR THE FUTURE! Unique Opportunity to live in a 2174 SQFT home with a fully developed lower level and a total of 6-bedroom, 3.5 bath home in the sought after community of Millrise!! Special features include oversized bright and sunny windows overlooking a large Park with playground. The living room has soaring, vaulted ceilings. A cozy family room with brick clad gas fireplace and built-ins throughout. The kitchen features a built-in homework space, pantry, granite countertops, white cabinets stainless steel appliances, and an open dining area overlooking the west facing backyard, that has beautiful evening sun and features raised garden planters, a large patio, garden shed, gas hookup for barbeque and lots of extra greenspace for dogs or kids to play! Upstairs the oversized master boasts extended height ceilings, 5-piece spa-like ensuite and oversized double closets. The upstairs main bath has been upgraded with a walk-in shower and lovely white tiles. Another three bedrooms completes this level. The basement is fully developed with 4 good sized rooms and an additional 3-piece bath. The double attached garage is drywalled and epoxied for your convenience, and the driveway offers an additional 2 parking spots! Walking distance to schools, shopping, parks, playgrounds, the LRT Station, Fish Creek Park, St. Mary's University, Superstore, Landmark Cinema, YMCA Calgary, Bishop O'Byrne High School, and more! Not to mention minutes from Costco, Sicome Lake, Macleod Trail, and The New Ring Road System!!