

\$795,000 - 831 Millar Road Ne, Calgary

MLS® #A2156109

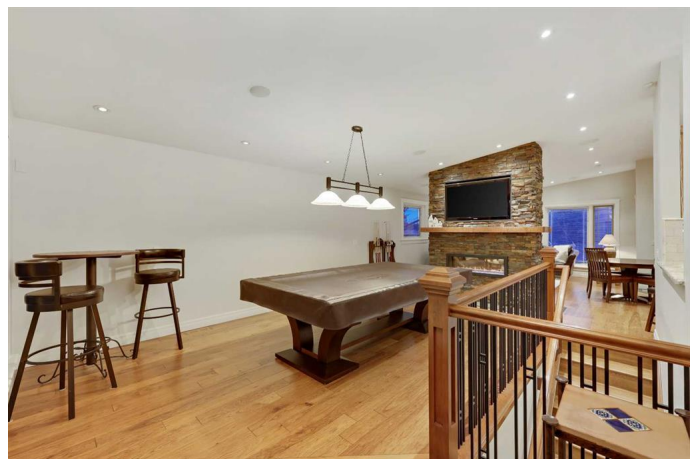
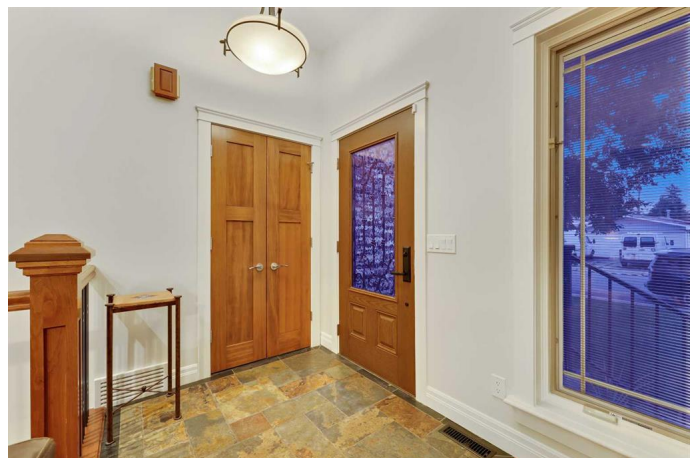
\$795,000

3 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.14 Acres

Mayland Heights, Calgary, Alberta

WELCOME to this IMMACULATE BUNGALOW which has 2502 Sq Ft of Developed Living Space, 3 Bedrooms, 3 Bathrooms (incl/4 pc EN-SUITE), 2 DECKS, a 28' X 13' PARKING PAD (30 amp Gravel), an OVERSIZED DETACHED DOUBLE GARAGE, + a SHED on a MASSIVE 6210 Sq Ft CORNER LOT in the FRIENDLY INNER-CITY Community of MAYLAND HEIGHTS!!! This BEAUTIFUL HOME has AMAZING CURB APPEAL w/MANICURED Lawn, MATURE Trees, + Low-Maintenance Landscaping. Front Porch is INVITING which gives you a taste for the LUXURY UPGRADES inside as you enter into the Foyer that has 9' VAULTED CEILINGS, Tiled Flooring, + NEUTRAL Tones throughout this OPEN CONCEPT Floor plan. The Living Room + Family Room share a GORGEOUS Floor-to-Ceiling 2-way Gas FIREPLACE (6 color settings) w/SLATE STONE surround, + Wrap-Around CEDAR WOOD Mantles for a COZY feel to the spaces. The HUGE PELLA Windows (BUILT-IN Blinds) allow in NATURAL LIGHT making these rooms look even more SPACIOUS, + the Engineered HARDWOOD Flooring ties these areas together. DESIGNER Tiled areas around the Fireplace, + French Doors (lead out to the Deck in the Backyard) in the Kitchen/Dining area. A table for DINING together w/FAMILY, + FRIENDS makes ENTERTAINING w/LOVED ones special as you share LAUGHTER, + make MEMORIES or have a Romantic Candlelit Dinner. The



â€”HEART of the HOMEâ€”™ is the Kitchen that has a Skylight, CUSTOM WOOD Cabinetry, Travertine Backsplash, BUILT-IN SS Appliances w/BOSCH Dishwasher, + WOLF Custom Hood Fan, Dual Sinks w/Garburator, LARGE BUILT-IN Pantry, + EXTRA STORAGE/Counter space for Meal Prep, GRANITE Countertops incl/BREAKFAST BAR ISLAND for those On-The-Go Meals. The 4 pc Bath w/SOAKER Tub for RELAXING at the end of the day, a 2nd Good-Sized Bedroom (or an OFFICE), + the Primary Bedroom w/CUSTOM BUILT-IN Dresser, + Closets. The 4 pc EN-SUITE incl/HEATED Travertine Tiled Double Shower/Flooring, + Water Closet. The WOOD/METAL Railings lead down to the Full Basement w/CORK Flooring. There is a 3rd LARGE Bedroom, a 24â€”™0â€” X 13â€”™9â€” Recreation Room which is GREAT for those Game Nights, + a 3 pc Bathroom w/Standing Shower. Family Room is CONVENIENT for watching Movies incl/Wet Bar area w/Sink, + Bar Fridge making snacking easy for clean-up after. The Utility Room has a Refrigerator, HE Furnace, + a Gas Water Heater. Laundry Room has a BUILT-IN Washer/Dryer incl/CUSTOM Cabinets/Countertops, + a sink. The WEST-facing Backyard has a PRIVACY Screen, 2 TREC Decks for Dining outside, + LOUNGING as you ENJOY the Outdoors in this OASIS. It has an area for a Firepit where you can gaze up at the stars while singing campfire songs, a Garden w/Pergola, + Grass for Children or Pets to play on. This HOME has so many UPGRADES that they are included in the Supplement portion of this Listing. The Community has many EVENTS w/CROSSROADS ASSOC. Close to GREEN SPACES, PARKS, PLAYGROUNDS, SCHOOLS, PATHWAYS, Transit, + Major Routes incl/Deerfoot, + Barlow Trails. Quick access to Calgary Zoo, Telus Spark, +

Downtown. BOOK a showing TODAY!!!

Built in 1962

Essential Information

MLS® #	A2156109
Price	\$795,000
Sold Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,404
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	831 Millar Road Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5Z6

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Double Garage Detached, Alley Access, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Central Vacuum, Skylight(s), Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Range Hood, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Decorative, Double Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit, Lighting, Private Entrance, Rain Barrel/Cistern(s), Rain Gutters, RV Hookup, Storage
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Private, Fruit Trees/Shrub(s), Garden
Roof	Flat Torch Membrane
Construction	Stucco, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 4th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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