

\$699,900 - 247 Millrise Drive Sw, Calgary

MLS® #A2162771

\$699,900

4 Bedroom, 4.00 Bathroom, 1,959 sqft

Residential on 0.14 Acres

Millrise, Calgary, Alberta

Welcome to the well established community of Millrise. This 2-storey split, 4-bedroom, 3.5-bathroom home has been renovated and meticulously maintained. Boasting numerous upgrades including, fresh paint, newer furnace, fence, windows, roof and air conditioning this home is sure to impress. Located on a large corner lot you have beautiful, treed greenspace directly in front and a sunny south facing backyard. Upon entering, you are greeted by an open living space that features 15-foot vaulted ceiling and hardwood floors. The kitchen is bright and spacious with stainless steel appliances and a double oven. A few steps down from the kitchen brings you to an open family room with a gas fireplace and large patio doors, leading you to the two-tiered composite deck. The laundry room with a separate sink is conveniently located on the main floor along with a large powder room and den, which can be used as a bedroom. Upstairs, you will find 3 bedrooms. The primary bedroom is particularly large with a good-sized closet and a sleek 3-piece ensuite bathroom. Two additional bedrooms and a stunning 4-piece bathroom complete the upper level. The basement is fully finished and perfect for entertaining with a recreational room, additional 4th bedroom and 3-piece bathroom. With a crawl space spanning over 500sqft youâ€™™ll never worry about storage space again. The fully fenced backyard is a true oasis. The south-facing orientation guarantees ample sunlight, making



it an inviting outdoor retreat from morning to late afternoon. The composite material is durable, low-maintenance and has a fresh, contemporary look. A home of this quality won't last, book a showing today!

Built in 1989

Essential Information

MLS® #	A2162771
Price	\$699,900
Sold Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,959
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	247 Millrise Drive Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2S5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)
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Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 24th, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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