

# \$720,000 - 214 Millrise Square Sw, Calgary

MLS® #A2195662

**\$720,000**

3 Bedroom, 4.00 Bathroom, 1,761 sqft  
Residential on 0.11 Acres

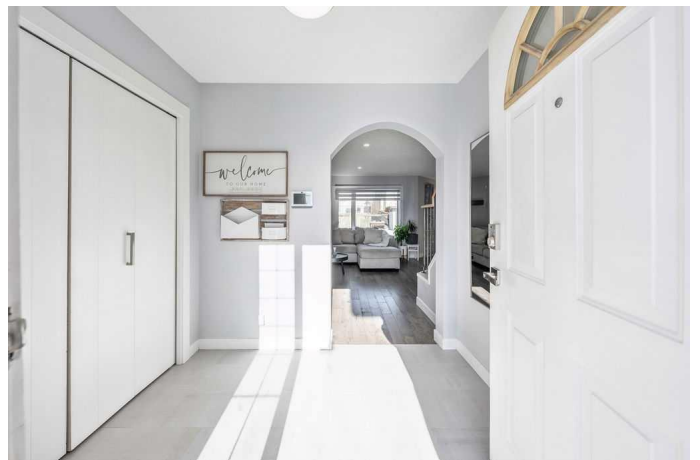
Millrise, Calgary, Alberta

Nestled within a parkside cul-de-sac, in the community of MILLRISE, this beautifully upgraded home sits on a quiet street adjacent to a LARGE CENTRAL GREENSPACE. With over 2,500 sq. ft. of developed space, this 3-bedroom, 3.5-bathroom, 2-storey home offers numerous upgrades including a NEW ROOF (2021), NEW HARDYBOARD Siding (2022), modern finishes and a functional layout.

Step inside to a bright, OPEN FLOORPLAN, with tile flooring that transitions to warm engineered HARDWOOD throughout the main level. Large TRIPLE-PANE WINDOWS with custom blinds fill the space with natural light, complemented by knockdown ceilings and updated lighting. The upgraded kitchen features high-gloss cabinetry, a center island, CAESARSTONE countertops, stainless steel appliances, and a Bosch dishwasher. A CUSTOM backsplash, ample storage, and extra pot lighting complete the thoughtful design finishes in this space.

Patio doors open to a spacious 14'x20' COMPOSITE DECK with side GLASS PANEL railing, overlooking a LARGE FENCED and LANDSCAPED backyard. Complete with a play structure, stone patio, and storage shed, this family friendly space is perfect for the for kids, your pets or entertaining.

Back inside, a few steps down from the main level, you'll find the laundry room and a 2-piece bath, the mudroom with access to the



DOUBLE ATTACHED GARAGE finished to drywall stage and a rough-in for a future heater.

Upstairs, there is an expansive BONUS ROOM with French doors, VAULTED ceilings, and large windows, making it a bright, versatile space for entertaining, a playroom, or a craft room. Next you have a SPACIOUS PRIMARY SUITE that includes a WALK-IN CLOSET with BUILT-IN SHELVING and ORGANIZERS, a 4-piece ensuite with a SOAKER TUB and separate shower. There are TWO additional BEDROOMS, both a generous size and UPGRADED WINDOWS. There is also a 4-piece main bath with a tub shower combo. The developed basement offers a cozy FAMILY ROOM with ambient lighting, a BUILT-IN WORKSTATION, and a modern 3-piece bath with FLOOR TO CEILING TILED SHOWER. A separate office/studio space adds flexibility, while the custom PLAYHOUSE area under the stairs provides a fun touch the KIDS are sure to LOVE!

Additional Upgrades include: \*\* NEW Roof in 2021, NEW HARDY BOARD SIDING 2022 and NEW Windows installed a few years ago.

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Conveniently located within walking distance to public transportation and just a short drive to the Shawnessy LRT station, this home is close to shopping, dining, schools, the YMCA, and quick access to Stoney Trail. Call your favorite Realtor to book a viewing today!

Built in 2001

### Essential Information

MLS® #	A2195662
Price	\$720,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,761
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	214 Millrise Square Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4B9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Lawn, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 23rd, 2025

Days on Market 18

Zoning R-CG

### **Listing Details**

Listing Office MaxWell Canyon Creek

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