

**128 Millside Drive SW
Calgary, Alberta**

MLS # A2203193

MILLRISE
Backing onto park
Freshly painted
Vaulted ceilings
Several recent upgrades



\$579,900



Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,547 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful 3-bedroom, 2.5-bathroom home, backing onto a park/playground, in the desirable community of Millrise. With its bright and spacious layout, this gem is ideal for families or anyone looking for a peaceful retreat with excellent access to amenities. You are greeted by a spacious foyer with direct secure access from the attached garage. The front living room features soaring vaulted ceilings with large windows showing off the mature tree-lined street. The main floor boasts beautiful hardwood flooring throughout, with new paint that create a welcoming atmosphere. A dedicated dining space adjoins the front living room while the cozy wood-burning fireplace with a mantle adds a touch of warmth and charm to the sunken living area. The updated triple-pane windows provide peace and quiet while letting in plenty of natural light. Enjoy cooking and entertaining in the kitchen with refinished cabinetry, stainless steel appliances, including an electric stove, microwave hood fan, and a french door fridge. The main level also features a convenient 2-piece bathroom and a large rear entrance leading to the newer deck and fabulous southeast facing outdoor space. Upstairs, the primary bedroom is a serene retreat with a large window overlooking the park, providing stunning views of the green space. It includes a walk-in closet and a 4-piece ensuite. Two additional generously sized bedrooms share another well-appointed bathroom. The finished basement offers endless possibilities, whether you want an extra living space, a playroom, or a home office. Plus, there's tons of storage space throughout the home, so you'll never run out of room for your belongings. Step outside into the southeast-facing backyard and enjoy the newer deck, perfect for relaxing or hosting outdoor gatherings. The backyard is an oasis that backs onto a green

space/park, providing an idyllic and peaceful setting for your home. Additional features include a high-efficiency furnace, a newer hot water tank, and a water softener (as-is). There's plenty of room to expand the garage into a double/tandem if desired. Millrise is a highly sought-after community known for its peaceful atmosphere and convenient location. With excellent access to schools, parks, shopping areas, and nearby Shawnessy Shopping Centre, this home is well-positioned for all your needs. Fish Creek-Lacombe LRT station offers quick access to downtown Calgary, while Fish Creek Provincial Park, one of the largest urban parks in Canada, is 5 mins away—ideal for outdoor activities and relaxation. This is the perfect opportunity to own a beautiful home in a fantastic community. Don't miss out on this incredible Millrise gem—schedule your viewing today!