

391 Millrise Drive SW
Calgary, Alberta

MLS # A2218435



\$639,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,624 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Irregular Lot, Landscaped, See Remarks		
Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

This outstanding home is super clean, offers a total of four bedrooms and has many upgrades! You will love the wide open floor plan with vaulted ceilings above the Living and Dining areas. Recent upgrades include VINYL WINDOWS THROUGHOUT about six years ago, a SIGNIFICANTLY RENOVATED KITCHEN with painted cabinets, new door hardware, granite countertops, updated backsplash, stainless steel oven, dishwasher, microwave hood fan and stylish cork floors! ALL THREE BATHROOMS HAVE ALSO HAD AMAZING RENOVATIONS and fit in perfectly with today's styles! You'll also appreciate the EXTERIOR IMPROVEMENTS which include a NEWER FENCE and an EXTENSIVE POURED CONCRETE PATIO with a GORGEOUS PERGOLA for privacy! The perfect yard for summer entertaining! This has been an amazing family home that has been enjoyed for more than 30 years and has an amazing open layout. It is within walking distance to Our Lady of Peace school and the local park, plus its within walking/driving distance to two C Train stations, a ton of shopping as well as Fish Creek Park! The perfect family home!