

35 Millside Place SW
Calgary, Alberta

MLS # A2243095



\$638,000

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |
| Inclusions: | Backyard Shed, Window Coverings | | |

****PRICE IMPROVEMENT**** Welcome to this beautifully maintained 1,636 sq ft two-storey split home with an additional 783 sq ft of developed basement space, nestled in a quiet cul-de-sac in the desirable community of Millrise. From the moment you arrive, you'll appreciate the mature trees, low-maintenance landscaping, and inviting curb appeal. Step inside to discover a bright, open-concept main floor featuring stunning vaulted ceilings and gleaming hardwood floors. The spacious layout includes a sun-filled living room, cozy family room, formal dining area, and a generous kitchen—perfect for entertaining or family gatherings. Main floor laundry and convenient powder room adds convenience to everyday living. Upstairs, you'll find three well-sized bedrooms and two fully renovated bathrooms. The primary retreat offers a walk-in closet and a gorgeous 4-piece ensuite with a large walk-in shower. The fully developed basement provides additional space for recreation, hobbies, or future customization to suit your needs. Enjoy the outdoors on your large south-facing deck surrounded by mature trees on a 5,102 sq ft lot—ideal for relaxing summer evenings with family and friends. And, conveniently located across the alley from a playground—perfect for families with small children. The oversized 18'3" x 20'1" front-attached garage provides ample space for vehicles and storage. Millrise is a vibrant, family-oriented community with excellent schools, playgrounds, and proximity to Fish Creek Park. Enjoy nearby amenities such as shopping, restaurants, recreation centres, and easy access to public transit and major roadways for convenient commuting. Don't miss the opportunity to make this warm and welcoming home yours!