



## 25 Millbank Bay Calgary Alberta

\$669,900

Have you been looking for an updated low-maintenance home with a pie lot that is walkable to the LRT, shopping, and restaurants? This is it! Conveniently located in a quiet Bay in Millrise, the smart updates to this home will save you time and money for years to come. On the exterior, the stucco has been repaired and painted. Extensive exposed aggregate concrete walkway and rear patio (no more staining the deck every 2 years), stone flower bed, a large maintenance-free shed, and a gravel dog run on the east side. Through the Greener Home Canada Grant, the exterior doors have been replaced, including the 16ft garage door. New energy-efficient windows were also installed throughout. (the window in the garage is the only exception). The home is bright and airy, with large windows and an open floor plan. The main floor layout has a large updated kitchen with stainless steel appliances, subway tile backsplash with accent tiles, and quartz countertops, all open to the dining area and front living room. Rounding out the main floor, you will find the large master bedroom with a walk-in closet and ensuite bathroom, two additional bedrooms, and a two-piece bathroom. The basement has a great layout, with a 4th bedroom, Den, laundry room, four-piece bathroom, Family room with gas fireplace and surrounding built-in cabinets, and a large Games room with a built-in bar area. Call to arrange your private showing of this special home. (id:6769)

Family room 11.50 Ft x 17.67 Ft

Recreational, Games room 14.58 Ft x 16.67 Ft

Den 9.67 Ft x 12.08 Ft

Bedroom 9.25 Ft x 10.83 Ft

Laundry room 8.00 Ft x 8.08 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Furnace 4.67 Ft x 7.58 Ft

Other 5.42 Ft x 6.83 Ft

Living room 11.58 Ft x 12.42 Ft

Dining room 9.58 Ft x 13.00 Ft

Kitchen 13.08 Ft x 13.42 Ft

Primary Bedroom 11.58 Ft x 12.00 Ft

Bedroom 10.17 Ft x 11.58 Ft

Bedroom 8.17 Ft x 9.67 Ft

4pc Bathroom 7.58 Ft x 8.08 Ft

2pc Bathroom 5.00 Ft x 5.25 Ft

Listing Presented By:



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**Mirror**

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