



# 72 Millside Drive Calgary Alberta

\$464,900

This GEM OF A PROPERTY is nestled in the fantastic tranquil community of Millside Villas and has been IMPECCABLY MAINTAINED by the ORIGINAL OWNER. This villa has had extraordinary exterior upgrades and boasts a thoughtfully designed interior. The main level is warm and inviting with a spacious living and dining area elegantly separated by a THREE SIDED GAS FIREPLACE offering a cozy ambiance from every angle. The living room overlooks a lush common green space, creating a serene atmosphere to enjoy the outdoors. The kitchen boasts a charming breakfast nook bathed in east facing sunlight with access to a COVERED PRIVATE BALCONY perfect for morning coffee or evening relaxation. There are TWO well-appointed BEDROOMS both with lovely large windows allowing natural light to cascade in while the 1.5 BATHS and UPSTAIRS LAUNDRY complete this upper level. The lower level remains undeveloped and boasts an additional laundry area, roughed in plumbing and endless possibilities to customize the space to meet your needs. With a NEW FURNACE, and AIR CONDITIONER in AUGUST 2024, NEWER HOT WATER TANK and NEW INSULATED GARAGE DOOR in 2023 this villa is move in ready. Do not delay...make it your own today ! (id:6769)

Furnace 24.92 Ft x 24.67 Ft  
 Living room 11.50 Ft x 14.58 Ft  
 Dining room 11.50 Ft x 11.25 Ft  
 Kitchen 8.00 Ft x 9.25 Ft  
 Primary Bedroom 13.25 Ft x 22.83 Ft

4pc Bathroom 5.92 Ft x 7.25 Ft  
 Bedroom 9.42 Ft x 10.33 Ft  
 2pc Bathroom 5.92 Ft x 4.67 Ft  
 Breakfast 8.00 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca