



## 94 Millrise Boulevard Calgary Alberta

\$549,900

Back on market due to financing. Fully Finished Walk-Out Bungalow with an Illegal Basement Suite. This exceptional updated property is a must-see! The main level boasts hardwood floors, a bright and inviting living room open to the dining area, large windows, newer silhouette blinds, and vaulted ceilings that enhance the sense of space and light. The updated kitchen features granite countertops and oak cabinetry. Spacious master bedroom with a walk-in closet and a private ensuite, two additional bedrooms, and a full bathroom. The lower level continues to impress with a cozy family room and a versatile den. The walkout section of the basement features an illegal suite with a private walk-out entry, a fully equipped kitchen (note Fridge and cook top are not included), comfortable living room, bedroom, and a full bathroom perfect for extended family or additional income potential. Good-sized yard with a double parking pad at the back for future garage. Located in the prestigious community of Millrise, just steps from transportation, the C-Train, schools, shopping, and beautiful Fish Creek Park, with its walking and biking paths. This home is in great condition and offers incredible value. Roof was replaced in 2018. Don't miss this opportunity—properties like this don't last long. (id:6769)

Family room 14.75 Ft x 20.67 Ft  
Office 7.75 Ft x 7.83 Ft  
Bedroom 9.67 Ft x 10.17 Ft  
Kitchen 11.08 Ft x 10.00 Ft  
Dining room 8.00 Ft x 7.75 Ft  
Living room 10.17 Ft x 10.00 Ft  
4pc Bathroom 7.75 Ft x 5.25 Ft  
Dining room 11.83 Ft x 8.33 Ft

Living room 14.83 Ft x 11.42 Ft  
Kitchen 11.33 Ft x 17.42 Ft  
Primary Bedroom 9.83 Ft x 13.08 Ft  
Bedroom 11.58 Ft x 9.67 Ft  
Bedroom 8.17 Ft x 8.50 Ft  
4pc Bathroom 4.92 Ft x 7.83 Ft  
4pc Bathroom 5.08 Ft x 8.17 Ft

Listing Presented By:



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