



## 831 MILLAR Road Calgary Alberta

\$795,000

WELCOME to this IMMACULATE BUNGALOW which has 2502 Sq Ft of Developed Living Space, 3 Bedrooms, 3 Bathrooms (incl/4 pc EN-SUITE), 2 DECKS, a 28'0" X 13'2" PARKING PAD (30 amp Gravel), an OVERSIZED DETACHED DOUBLE GARAGE, + a SHED on a MASSIVE 6210 Sq Ft CORNER LOT in the FRIENDLY INNER-CITY Community of MAYLAND HEIGHTS!!! This BEAUTIFUL HOME has AMAZING CURB APPEAL w/MANICURED Lawn, MATURE Trees, + Low-Maintenance Landscaping. Front Porch is INVITING which gives you a taste for the LUXURY UPGRADES inside as you enter into the Foyer that has 9'10" VAULTED CEILINGS, Tiled Flooring, + NEUTRAL Tones throughout this OPEN CONCEPT Floor plan. The Living Room + Family Room share a GORGEOUS Floor-to-Ceiling 2-way Gas FIREPLACE (6 color settings) w/SLATE STONE surround, + Wrap-Around CEDAR WOOD Mantles for a COZY feel to the spaces. The HUGE PELLA Windows (BUILT-IN Blinds) allow in NATURAL LIGHT making these rooms look even more SPACIOUS, + the Engineered HARDWOOD Flooring ties these areas together. DESIGNER Tiled areas around the Fireplace, + French Doors (lead out to the Deck in the Backyard) in the Kitchen/Dining area. A table for DINING together w/FAMILY, + FRIENDS makes ENTERTAINING w/LOVED ones special as you share LAUGHTER, + make MEMORIES or have a Romantic Candlelit Dinner. The 'HEART of the HOME' is the Kitchen that has a Skylight, CUSTOM WOOD Cabinetry, Travertine Backsplash, BUILT-IN SS Appliances w/BOSCH Dishwasher, + WOLF Custom Hood Fan, Dual Sinks w/Garburator, LARGE BUILT-IN Pantry, + EXTRA STORAGE/Counter space for Meal Prep, GRANITE Countertops incl/BREAKFAST BAR ISLAND for those On-The-Go Meals. The 4 pc Bath w/SOAKER Tub for RELAXING at the end of the day, a 2nd Good-Sized Bedroom (or an OFFICE), + the Primary Bedroom w/CUSTOM BUILT-IN Dresser, + Closets. The 4 pc EN-SUITE incl/HEATED Travertine Tiled Double Shower/Flooring, + Water Closet. The WOOD/MET...

Family room 14.50 Ft x 10.92 Ft

Recreational, Games room 24.00 Ft x 13.75 Ft

Bedroom 11.58 Ft x 11.00 Ft

Other 5.00 Ft x 2.08 Ft

Family room 14.75 Ft x 14.67 Ft

Kitchen 16.83 Ft x 9.25 Ft

Dining room 10.42 Ft x 9.75 Ft

Primary Bedroom 12.58 Ft x 11.08 Ft

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Listing Presented By:



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CIR

REALTY

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Storage 15.50 Ft x 7.00 Ft

Laundry room 8.33 Ft x 6.67 Ft

3pc Bathroom 7.00 Ft x 5.67 Ft

Furnace 11.25 Ft x 6.58 Ft

Living room 19.00 Ft x 11.42 Ft

4pc Bathroom 8.33 Ft x 8.00 Ft

Bedroom 11.58 Ft x 9.42 Ft

Foyer 6.00 Ft x 5.42 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft