



## 71 Millpark Road Calgary Alberta

\$570,000

**BACK ON MARKET!!** Be prepared to be wowed by this handsome home in the SW community of Millrise. This 2-storey split, 3 bedrooms, 2.5 baths arranged over 2500 sq. ft. has a multitude of features that your family will fall in love with. For starters, lots of parking. The home is on a corner lot, with front-facing wide drive and attached double garage. Note when entering, the high ceilings and windows everywhere providing the experience of brightness and space. The main floor features a carpeted family room with wood burning fireplace and built-ins and a side SEPARATE ENTRANCE. Step down to the open concept living room, kitchen, breakfast nook and formal dining room. The kitchen and nook have ceramic tile while the dining room and living room show off wide, plank hardwood flooring. The kitchen has an abundance of cabinets, tiled backsplash, stainless appliances and over-the-range microwave. Convenient main floor laundry and 2-pc. bath completes this level. The primary bedroom on the second level is absolutely grand with hardwood flooring, plentiful natural light, large walk-in closet and 4-pc. ensuite. Two additional very roomy bedrooms are carpeted and share a 4-pc. bath. The lower carpeted level could be activity central! It boasts a huge rec room with built-ins, generous curved bar, storage room, utility area, ADDITIONAL LAUNDRY room and roughed-in plumbing for an EXTRA KITCHEN and BATHROOM. The south-facing, fenced back yard is accessed via the breakfast nook and has a massive wooden deck with gas hookup just waiting for summer entertaining. The yard provides a plethora of possibilities for gardens, flower beds etc. This home has access to major thoroughfares i.e. Stoney and MacLeod Trails, James Mckevitt Road, Shawnessy Boulevard, Fish Creek Park, excellent shopping and restaurant amenities on MacLeod Trail, transit, playgrounds and parks, Catholic...

4pc Bathroom 4.92 Ft x 7.75 Ft

4pc Bathroom 1.92 Ft x 7.42 Ft

Bedroom 9.08 Ft x 13.50 Ft

Bedroom 9.00 Ft x 13.50 Ft

Primary Bedroom 13.17 Ft x 14.42 Ft

Laundry room 8.17 Ft x 9.00 Ft

Furnace 9.25 Ft x 8.25 Ft

2pc Bathroom 6.50 Ft x 4.75 Ft

Breakfast 12.83 Ft x 7.50 Ft

Dining room 18.83 Ft x 14.08 Ft

Family room 18.42 Ft x 11.92 Ft

Foyer 5.08 Ft x 10.50 Ft

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Recreational, Games room 16.17 Ft x 24.08 Ft

Storage 17.83 Ft x 11.17 Ft

Storage 2.67 Ft x 11.58 Ft

Kitchen 17.42 Ft x 9.17 Ft

Laundry room 8.42 Ft x 7.75 Ft

Living room 11.67 Ft x 14.17 Ft