



## 17 Millrise Lane Calgary Alberta

\$544,900

Call your Realtor today to view this beautifully updated condo in Millrise, offering over 2,100 square feet of professionally developed living space and a rare double attached garage. From the moment you step inside, you'll be impressed by the bright and airy open-concept design, featuring vaulted ceilings, large windows, and a cozy wood-burning fireplace that anchors the main living area. The show-stopping kitchen is a true highlight of the home, thoughtfully designed for both everyday living and entertaining. It features a massive central island with quartz countertops, custom soft-close cabinetry, upgraded fixtures, and clever pantry pullouts—all finished with high-quality millwork that gives the space a polished, modern feel. Up a short flight of stairs, you'll find two generously sized bedrooms, a beautifully finished four-piece main bathroom, a convenient laundry room, and a stylish two-piece powder room. Continue up to the private primary retreat and prepare to be impressed. The spacious loft area is outfitted with custom cabinetry and can be used as a home office, reading lounge, or dressing area. The large primary suite offers a luxurious five-piece ensuite with dual sinks, a walk-in shower, and soaker tub, along with a walk-in closet complete with more custom millwork. The fully developed basement provides even more flexible living space, ideal for a recreation area, home gym, or media room, with a tucked-away nook perfectly suited for a teen's gaming setup or hobby space. The attached double garage is insulated and features a 220V space heater along with a utility sink—perfect for pet owners or outdoor enthusiasts. Extensive updates throughout the home include central air conditioning, a new furnace and hot water tank installed in 2022, luxury vinyl plank flooring, modern lighting fixtures, pot lighting, and zebra blinds throughout. This home is truly move-...

2pc Bathroom 4.58 Ft x 4.92 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 12.08 Ft x 8.92 Ft

Bedroom 12.08 Ft x 8.83 Ft

Laundry room 3.00 Ft x 5.08 Ft

Primary Bedroom 10.08 Ft x 15.25 Ft

Loft 9.92 Ft x 10.00 Ft

Recreational, Games room 10.50 Ft x 18.00 Ft

Other 5.67 Ft x 7.92 Ft

Furnace 17.00 Ft x 13.08 Ft

Foyer 8.33 Ft x 6.00 Ft

Living room 19.17 Ft x 14.25 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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5pc Bathroom 4.92 Ft x 11.58 Ft

Other 5.17 Ft x 9.50 Ft

Kitchen 12.17 Ft x 18.42 Ft

Dining room 7.58 Ft x 9.08 Ft