



# 360 Millrise Drive Calgary Alberta

\$629,900

\*\*\*OPEN HOUSE JULY 13TH AND 14TH 2 - 6 P.M.\*\*\* VACANT AND QUICK POSSESSION AVAILABLE Well kept detached home with a heated garage, central air conditioning and numerous upgrades in the family-friendly community of Millrise. Within walking distance to parks, schools, the LRT station and the advantageous amenities at Millrise Plaza including Sobeys, Shoppers, Starbucks and many other shops and great restaurant options. This wonderful neighbourhood borders Fish Creek Park and is mere minutes to endless additional amenities in Shawnessy and Midnapore. Then come home to a quiet sanctuary. The open to above foyer provides a grand first impression. Bayed windows and vaulted ceilings adorn the inviting living room providing an abundance of natural light that continues into the formal dining room, perfect for entertaining. Prepping, mealtimes and hosting are simplified in the well laid out kitchen featuring new countertops, a new fridge, stainless steel appliances, updated flooring and a plethora of storage space. Adjacently the breakfast nook is great for casual gatherings. The family room promotes relaxation in front of the fireplace flanked by built-ins. A handy main floor den is a versatile space for work, study or hobbies. Conveniently, a powder room and a laundry area complete this level. Ascend the beautiful staircase with light oak spindles to the lofted upper level. The primary bedroom is a fantastic owner's retreat thanks to the indulgent ensuite boasting a jetted soaker tub for a relaxing dip after a long day and a separate shower. Both additional bedrooms are spacious and bright, sharing the 4-piece bathroom. The unfinished basement is complete with 9' ceilings and R20 insulation. New furnace and new hot water tank too. The private backyard boasts a large 2-tired deck to unwind while the kids and pets play in the grassy yard. Parking will never be an issue t...

Living room 16.00 Ft x 10.25 Ft  
 Dining room 12.25 Ft x 6.50 Ft  
 Kitchen 12.08 Ft x 7.50 Ft  
 Breakfast 10.42 Ft x 9.00 Ft  
 Family room 14.58 Ft x 13.92 Ft

2pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 14.08 Ft x 12.25 Ft  
 Bedroom 9.75 Ft x 9.25 Ft  
 Bedroom 12.08 Ft x 9.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Den 8.08 Ft x 8.08 Ft  
Foyer 7.50 Ft x 3.42 Ft

4pc Bathroom .00 Ft x .00 Ft