



188 Millrise Drive SW  
Calgary, Alberta

MLS # A2282440



**\$669,900**

|                  |                        |                               |
|------------------|------------------------|-------------------------------|
| <b>Division:</b> | Millrise               |                               |
| <b>Type:</b>     | Residential/House      |                               |
| <b>Style:</b>    | 2 Storey               |                               |
| <b>Size:</b>     | 1,643 sq.ft.           | <b>Age:</b> 1986 (40 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> 2 full / 1 half |
| <b>Garage:</b>   | Double Garage Attached |                               |
| <b>Lot Size:</b> | 0.12 Acre              |                               |
| <b>Lot Feat:</b> | City Lot               |                               |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | N/A   |                   |      |

Welcome to this fully renovated, meticulously maintained home, where all major upgrades are complete, offering authentic move-in-ready living. The highly sought-after floor plan features a bright front living room that flows into a formal dining area, highlighted by vaulted ceilings. At the same time, the back of the home is designed for everyday living and entertaining, with a completely renovated kitchen featuring new stainless steel appliances, updated counters and backsplash, and seamless connections to the lower family room with custom built-ins. Throughout the home, you'll find new flooring, doors, casings, baseboards, paint, triple-glazed windows, roof, furnace, lighting, updated bathrooms, and a professionally developed basement. Upstairs offers three generously sized bedrooms, including a primary retreat with a spa-inspired ensuite. At the same time, the lower level provides an oversized recreation room with endless options for kids, a home gym, or a media space. Outside, the stunning backyard creates a private oasis perfect for relaxing or entertaining, and the renovated garage features epoxy flooring and a convenient side entrance door, making this a rare opportunity to own a thoughtfully upgraded home with no detail overlooked.