

**327 Millview Place SW  
Calgary, Alberta**

**MLS # A2282738**

**\$775,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,019 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Tucked away at the end of a quiet Millrise cul-de-sac, is a home designed for people who truly love where they live. Sitting on a massive, pie-shaped lot, you get the rare trifecta of privacy, space, and those iconic, panoramic mountain views that never get old. . Step inside and the first thing you'll notice is the light. Between the soaring vaulted ceilings and the sunny southern exposure, the open-plan living and dining rooms feel incredibly airy. But the real "wow" factor is the 2024 professional kitchen remodel. This is a chef's dream, professionally finished with crisp white cabinetry, high-end quartz countertops, and a 6-burner gas stove. Whether you're grabbing a bottle from the built-in wine fridge or enjoying the extra natural light from the Suntube, this space was built for entertaining. This large space also includes a family nook perfect for your daily meals. . Just past the kitchen, the large family room with a cozy gas fireplace and custom built-ins—perfect for movie nights while overlooking your expansive backyard. Need to work from home? There's a dedicated main-floor den (or 4th Bedroom) that keeps your professional life separate from your relaxing life. Completing this level is a powder room and large laundry room. . Upstairs, the primary suite is a true retreat. It features a deep bay window with a seating area where you can watch the sunset over the mountains. The ensuite feels like a high-end spa, complete with double sinks, marble tops, a walk-in shower, and a classic clawfoot tub with a floor-mounted spout. The two additional bedrooms are perfect for kids or guests, one even featuring a sweet built-in window seat with extra storage. . The "Peace of Mind" Details: \* Updates: 2024 Professional Kitchen remodel (Electrical & Gas Permits completed), 2024 Kitchen Appliances, 2022 HE Furnace & AC, 2022 220v added in garage,



2022 Shingles, 2018-2021 Extensive landscaping (perennials, trees, etc), Primary Bathroom updates, Greenhouse, 2-tiered deck, Garage Door, 17 Windows, Hot Water Tank, Water Softener, 2 Windows & Window wells (basement) \* Comfort: Central AC for those hot Calgary summers and a cozy gas fireplace for the winters. \* The Bonus Space: A fully finished basement with a wet bar, a large bedroom (easily fits a King!), a full bath and plenty of storage. \* The Outdoors: A two-tiered deck, greenhouse and mature landscaping across a sprawling yard. Mountain Views! . Every inch of this home has been thoughtfully updated. It's rare to find a property where the big-ticket items (roof, furnace, windows) and the luxury finishes are all done for you. All that's left is for you to move in and enjoy the view.