

28 Millrise Close SW Calgary, Alberta

MLS # A2256408



\$574,900

Division:	Millrise		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,129 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: none

Welcome to this beautifully maintained and thoughtfully updated 5 bedroom, 3 full 4-piece bathroom bi-level home in the heart of Millrise. Nestled on a quiet, family-friendly street, this property greets you with great curb appeal, featuring a stucco and brick-accented exterior and an oversized double attached garage. Inside, the open-concept design offers a bright and welcoming great room with vaulted ceilings, laminate floors, and an adjoining dining area — an ideal space for family living and entertaining. The kitchen is equipped with new Samsung stainless steel appliances (2025), ceramic tile flooring, and a sunny breakfast nook that opens directly to the covered deck — perfect for morning coffee or evening BBQs. The primary suite easily fits a king bed and includes a 4-piece ensuite. Two additional well-sized bedrooms and a full 4-piece bathroom complete the main level. The fully developed lower level features a generous family room with a cozy wood-burning fireplace, two more bedrooms, a full 4-piece bathroom, and a laundry area. KEY UPDATES provide peace of mind and modern comfort. NOTE: POLY-B PLUMBING REPLACED with PEX (2025 - \$10,000 Value), new faucets, most lighting fixtures, high-efficiency furnace (2025, with Nest thermostat), hot water tank (2018), asphalt shingles (2016), professionally painted interior (2025), refreshed exterior painting of trim, deck, fencing, and doors (2024/5). Large windows throughout ensure abundant natural light, creating a warm and inviting atmosphere in every room. The fenced backyard is nicely landscaped. Located close to schools, shopping, transit, and just a short drive to Fish Creek Park, C-Train access, medical, dental, and major amenities along Macleod Trail, Shawnessy & Southcentre. This home combines comfort, convenience, and pride of ownership is evident in this lovely

non-smoking family home.