

8 Millside Court SW Calgary, Alberta

MLS # A2338338



\$849,900

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,181 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Mid Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Recessed Lighting, Skylight(s), Vinyl Windows, Wet Bar, Wired for Data

Inclusions: In Basement: Bar Fridge, Mini Dishwasher, TV Mounts. In Backyard: Built In BBQ & Smoker, Shed, Fire Pit

Tucked away on a quiet cul-de-sac in established Millrise, this extensively upgraded 4-bedroom home offers 2,181 sq ft above grade and over 3,170 sq ft of developed living space — but what truly sets this property apart is the exceptionally rare garage setup. In addition to the double attached garage, there is a HEATED 25' x 25' DETACHED GARAGE/SHOP with its own separate City electrical meter and a plumbed compressed-air distribution system, creating an outstanding space for a car enthusiast, tradesperson, hobbyist, workshop or serious storage. The attached garage also features a heated sports locker with dehumidifier/heat exchanger. Inside, the home has been thoughtfully upgraded throughout. The expansive custom Denca kitchen features abundant cabinetry, granite countertops, Jenn-Air double wall ovens, Jenn-Air induction cooktop, built-in microwave, beverage centre, garburator and expanded pantry. The main level offers generous living and entertaining spaces including a large living room with gas fireplace, family room, formal dining area and spacious foyer. AC5-grade laminate and tile flooring with sound-deadening underlay extends through the main and upper levels. Upstairs are four bedrooms, including a spacious primary retreat with custom ensuite, walk-in closet and its own private WEST-FACING DECK — a fantastic spot to unwind and enjoy the afternoon and evening sun. Both upper bathrooms have been extensively updated. The fully developed basement adds approximately 990 sq ft of additional living space and was completely renovated down to the studs, featuring an insulated subfloor with cork flooring, enormous games/rec room, bonus room, den, full bathroom, expanded laundry and custom Denca wet bar complete with dish drawer, beverage centre and LED feature wall. Major improvements

include vinyl windows and patio doors throughout, replaced siding with added Enermax insulation, stone exterior detailing, updated soffits, fascia, trim and eavestroughs, full PEX plumbing replacement, upgraded electrical panel and Kinetico water filtration system. In 2024, both the home and detached garage received IKO Dynasty Class 3 impact-rated shingles with a transferable lifetime warranty. Outside, the professionally designed and extensively upgraded yard is another standout, featuring substantial stonework, a large stone patio terrace, mature landscaping and a built-in BBQ and smoker outdoor kitchen — creating an exceptional setting for summer entertaining. With 4 bedrooms, 3.5 bathrooms, central air conditioning, over 3,170 sq ft developed and a heated detached shop that is incredibly difficult to find in an established Calgary community, this is anything but a typical Millrise home. Close to parks, schools, shopping, transit, the LRT and Fish Creek Park, it offers an exceptional combination of space, upgrades, lifestyle and truly hard-to-replace features.