

15A Millview Way SW
Calgary, Alberta

MLS # A2340531



\$785,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,090 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, Pantry		

Inclusions: Central Air Conditioner, Central Vacuum/ Attachments, Garage Control(s), Humidifier, Water Filtration

Welcome to this beautifully renovated home in the sought-after neighbourhood of Millrise. Located in a quiet, welcoming area with friendly neighbours, this home offers comfort, style, and functionality for the whole family. From the moment you arrive, you'll appreciate the stunning entrance featuring a combination of stone, stucco, and wood-finish metal siding. The unique, modern star-style design adds an elegant architectural touch to the entrance and interior corridor. The main level has been completely redesigned, with careful attention to detail to maximize comfort, convenience, and functionality. The home features beautiful interior design touches throughout, complemented by two-tone paint colours throughout the entire house. The heart of the home is the brand-new open-concept kitchen, featuring stylish cabinetry, gorgeous glass-front cabinets with lighting, and a functional layout perfect for everyday living and entertaining. The kitchen is beautifully finished with quartz countertops. The inviting living room features a beautiful fireplace that feels like a work of art, complemented by hardwood flooring and stunning ceramic tile details. This home offers 3 bedrooms and 3.5 bathrooms, with quartz countertops along with several versatile living spaces. Enjoy a spacious family room with oversized windows overlooking the front of the house, where you can enjoy beautiful sunrise views and an open view with no neighbour directly across from the house. The home also features a dedicated office with a large window and a fully developed basement with dimmer-switch lighting, projector screen rough-ins, and a sound system—ideal for an entertainment or media room. The basement also includes two bedrooms with egress windows. Additional features include a central vacuum system, drinking water filtration system, and water softener. Recent upgrades include new

shingles and a new air conditioning system. The home also features a heated garage, providing a warm and convenient space for your vehicle and additional storage throughout the year. Location is a major highlight! The home is approximately a 5-minute walk to the school and just a 5-minute drive to the shopping centre, C-Train station, and a variety of other amenities. Step outside to enjoy the beautifully landscaped backyard and deck, where you can relax and enjoy the outdoor space throughout the summer and winter seasons. The backyard also features a covered patio with mesh curtains for added privacy, raised garden beds perfect for growing your own vegetables and fruits, along with sprinkler and irrigation systems. A shed on a gravel area provides additional storage and could also be used as a dog run. This beautifully renovated, clean, and pet-free home offers modern design, thoughtful upgrades, beautiful views, and comfortable living spaces in a welcoming Millrise neighbourhood—a wonderful place to call home!