

135 Millview Gardens SW Calgary, Alberta

MLS # A2341969



\$785,000

Division:	Millrise		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,493 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Pie Shap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar		

Inclusions: built in table in mainfloor office and built in TV console in the basement

Welcome to this beautiful 2,400+ sq. ft. home situated on a desirable corner lot in a mature SW community. Offering a total of 5 bedrooms and 3.5 bathrooms, this spacious home provides an ideal blend of comfort, functionality, and entertaining space for the whole family. The main floor welcomes you with a grand foyer and impressive open-to-below living room, creating a bright and airy atmosphere. The spacious formal dining area is perfect for family dinners and special occasions, while the additional living room provides another comfortable gathering space. The bright kitchen offers plenty of room for everyday cooking and entertaining, and a main-floor office is ideal for working from home or maybe another bedroom for ageing parents. 2 pc bathroom completes the mainfloor area. Upstairs, you'll find a huge primary bedroom featuring a luxurious 5-piece ensuite which has separate soaker tub, large walk in closet and a beautiful view from the window. Three additional spacious bedrooms offer generous closets, including a walk-in closet, and share a well-appointed 4-piece bathroom. Conveniently located upstairs, the laundry room makes everyday living easy and practical. All cabinets and countertop in the washrooms has been replaced as well. Worry - not on summer heat as this home has 2 Air Condition already. The fully developed basement offers even more space, featuring 1 additional bedrooms, a 3-piece bathroom, and a large living and entertainment area—perfect for movie nights, family gatherings, or entertaining friends. Step outside and enjoy the peaceful backyard, where you can relax on the deck and take in the surrounding greenspace. The property backs onto a green area and walking path, offering added privacy and a beautiful setting with no immediate rear neighbours. With its spacious layout, 5 bedrooms, multiple

living areas, home office, upstairs laundry, developed basement, corner lot, and greenspace backing, this home offers an exceptional opportunity for a growing family. Located in a mature and established community, 6 mins away to fish creek provincial park and easy access to stoney trail ring road, this is a home you won't want to miss!