

**132 Millrise Drive SW**  
**Calgary, Alberta**

**MLS # A2353997**

## \$579,900

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Millrise                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey Split                                                            |               |                   |
| <b>Size:</b>     | 1,888 sq.ft.                                                              | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener         |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, L |               |                   |

|                    |                                                                                                 |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco                                                                                   | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, Soaking Tub, Vinyl Windows |                   |      |

**Inclusions:** water storage tanks, garden shed, chair lifts.

Welcome to this exceptionally well-maintained, former show home, in the heart of desirable Millrise! Ideally situated directly onto a large park and green space, this move-in-ready property offers a rare combination of serene outdoor living and urban convenience. Step inside to a bright, functional floor plan featuring spacious living areas filled with natural light. The heart of the home is the updated kitchen, complete with sleek granite countertops, ample cabinet space, and a sunny breakfast area perfect for daily meals. Nearby laundry adds everyday convenience, while the lower level features a cozy family room with a gas fireplace&mdash;making entertaining family and friends an absolute breeze. Downstairs, the finished basement provides versatile extra space, including an additional bedroom, games room, workshop area, and abundant storage. The features continue into the double attached garage, which boasts clean epoxy flooring and upgrading lighting. Outside, Underground sprinklers keep your front yard looking lush and your private backyard oasis awaits. Overlooking onto park views, the yard features a large outdoor patio, pergola, established garden area, and a handy garden shed. Plus, a wide gate in the back fence provides direct access to an RV pad! What the sellers have loved most is the incredible Millrise location. Tucked into a quiet, established neighborhood, you are within walking distance to local schools, parks, playgrounds, Fish Creek Provincial Park and everyday shopping. The South Calgary Health Campus is just a short drive away, while local transit and easy access to the Ring Road make commuting anywhere in the city a breeze. Don&rsquo;t miss out on this fantastic property&mdash;schedule your private tour today!