

# \$699,900 - 20 Millrise Way Sw, Calgary

MLS® #A2214749

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,600 sqft

Residential on 0.12 Acres

Millrise, Calgary, Alberta

A warm and comfortable multi-level home that gives the impression of endless space with its bright, open concept. Just a 10-minute walk away from Fish Creek C-train station, you can quickly access Chinook Mall and the downtown area. The house sits in a friendly neighborhood and is surrounded by two large city parks and a short walk to Fish Creek Provincial Park where you will find many kilometres of walking and biking trails. With over 3050 sq/ft of finished space, this 4 bedroom + 3 full bathroom home will fit any growing family. You are immediately greeted with open space when you walk in the front door, 16' vaulted ceilings that guides you to 3 spacious bedrooms on the upper floor. The Master Bedroom includes a large walk-in closet and an upgraded 5-piece washroom with a separate shower and tub. The additional kids rooms are also very spacious. The large, bright kitchen area sits a small distance above a lower family room where parents can keep an eye on their children while preparing meals. Off the Family Room is another full bath, separate laundry room, and yet another room that could be used as an office or an additional bedroom. The basement is finished with lots of space for games, a TV, or an open office. A 4-foot crawl space provides ample storage for all your belongings. Many upgrades have been completed on this property which included, windows, furnace, appliances, trex deck, roof approximately 10 years old, and the north fence will be built in the next 2 weeks.



Donâ€™t miss out, call your favourite realtor now to view this amazing property.

Built in 1986

**Essential Information**

MLS® #	A2214749
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	20 Millrise Way Sw
Subdivision	Millrise
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2N8

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Log
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Level, Treed
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	1
Zoning	R-C1

## Listing Details

Listing Office	RE/MAX First
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