

\$559,900 - 32 Millrise Crescent Sw, Calgary

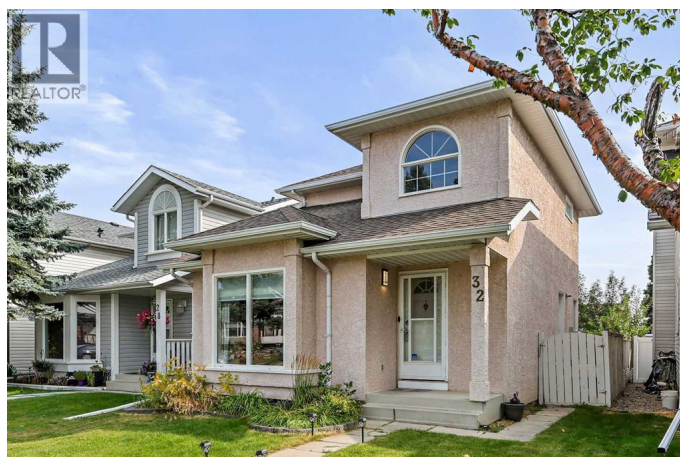
MLS® #A2256504

\$559,900

4 Bedroom, 3.00 Bathroom, 1,620 sqft
Single Family on 0.08 Acres

Millrise, Calgary, Alberta

Welcome to this beautifully finished 2-storey home in the highly sought-after, mature community of Millrise! With over 2,300 sq. ft. of developed living space, including four bedrooms and 2.5 baths, this home offers so much more than meets the eye. From the curb, it feels cozy and quaint, but step inside and youâ€™ll be greeted by a dramatic open-to-above foyer with nearly 17-foot ceilings and a 12-foot vaulted living room that immediately sets the tone. The front living room is bathed in natural light through its oversized window and flows seamlessly into the spacious formal dining area â€“ perfect for hosting holiday dinners or family celebrations. The heart of the home is the upgraded kitchen, featuring granite countertops, a stylish glass tile backsplash, abundant cabinetry, and sleek stainless steel/black appliances. A bright breakfast nook overlooks the large backyard and flows into the sunken family room, where a timeless wood-burning fireplace with tile surround and wooden mantle creates the perfect gathering place for cozy evenings. A convenient main floor laundry room with side entry and a well-placed half bath complete this level. Upstairs, youâ€™ll find three generously sized bedrooms, including a large primary suite with walk-in closet and pocket door access to the full four-piece bath with jetted soaker tub, full tile surround, and separate shower. The fully finished basement offers a private retreat for teens or guests with a fourth bedroom featuring a huge walk-in closet and



32 MILLRISE CRESCENT SW
NEEDHAMSTOWN STANDARD - CALGARY AB
MAIN LEVEL (AG) - 919.11 Sq Ft / 85.39 m²
UPPER LEVEL (AG) - 700.46 Sq Ft / 65.07 m²
REAR PORCH - 1,819.57 Sq Ft / 150.46 m²
BASEMENT DEVELOPED AREA (BG) - 680.87 Sq Ft / 63.25 m²
BASEMENT UNDEVELOPED AREA (BG) - 235.33 Sq Ft / 21.86 m²
TOTAL AG/BG AREA - 2,535.77 Sq Ft / 235.57 m²



its own full bathroom. Thereâ€™s also plenty of open space for a media area, home gym, or games room â€“ you decide! Step outside and enjoy the expansive backyard with huge deck, fire pit, and room to build your dream garage. The stucco exterior adds to the homeâ€™s charm while keeping maintenance low. Located on a quiet street in a mature neighborhood, youâ€™ll love being just minutes away from Fish Creek Park, multiple schools, parks, Shawnessy shopping, restaurants, YMCA, and quick access to Stoney Trail and Macleod Trail. This is affordable homeownership in one of Calgaryâ€™s most family-friendly communities â€“ offering space, function, and style all in one package. (id:6289)

Built in 1988

Essential Information

Listing #	A2256504
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,620
Acres	0.08
Year Built	1988
Type	Single Family
Sub-Type	Freehold

Community Information

Address	32 Millrise Crescent Sw
Subdivision	Millrise
City	Calgary
Province	Alberta
Postal Code	T2Y2H6

Amenities

Amenities	Park, Playground, Schools, S
Features	Back lane
Parking Spaces	2
Parking	Other, Street

Interior

Appliances	Washer, Dishwasher, Stove,
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes



Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Jayman Realty Inc.
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