

1219 Millcrest Rise SW
Calgary, Alberta

MLS # A2204325



\$499,900

Division:	Millrise		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Garden		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Deep Freeze

Located in the welcoming community of Millrise, this bi-level home offers over 2,100 square feet of developed living area, with a functional layout that includes four bedrooms and two bathrooms across two fully finished levels. A spacious entryway welcomes you into the main floor, where hardwood flooring runs throughout the principal living areas. The bright and expansive living and dining room is enhanced by large windows that bring in natural light throughout the day, creating an inviting atmosphere for everyday living and gathering. The adjacent kitchen is equipped with stainless steel appliances, including a gas cooktop, wall oven, and a double-door refrigerator. Ample cabinetry and counterspace offer plenty of room for meal prep and storage, and there's direct access to a front balcony—ideal for morning coffee or casual meals outside. At the back of the home, the massive primary suite offers a private retreat with a walk-in closet and direct access to a three-piece bathroom featuring a deep soaker tub. A second bedroom completes the main level, providing flexibility for a guest room, home office, or nursery. Downstairs, the fully finished basement adds valuable additional living space. The large rec room offers endless possibilities for family activities, a home gym, or media area, and includes a rough-in for a wet bar. Two additional bedrooms are located on this level, along with a full three-piece bathroom with a walk-in shower. A dedicated laundry room and additional storage areas complete the lower level. Out back, the fully fenced yard is designed for outdoor enjoyment with an exposed aggregate patio, a deck for grilling or dining, a fire pit for evening gatherings, and a grassy area for kids or pets to play. The double detached garage with alley access adds convenience and secure parking. Millrise is a sought-after southwest community known for its access to schools,

parks, and amenities. This property is within walking distance to Our Lady of Peace School and just minutes from the Millrise Community Association, which features an outdoor rink, ball diamond, and playground. A variety of schools, green spaces, and recreational opportunities are nearby, including Fish Creek Provincial Park, the Shawnessy YMCA, Cardel Rec Centre, and Shawnessy Library. Everyday essentials, dining, and shopping can be found at both Shawnessy Village and Buffalo Run Shopping Centre. Commuters will appreciate being only 2 km from the Fish Creek Lacombe LRT Station, making travel throughout the city convenient. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.