

108 Millbank Close SW  
Calgary, Alberta

MLS # A2209493



**\$759,000**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Garden		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

**Inclusions:** central vac and AC- as is

OPEN HOUSE MAY 3, 11AM-2PM. Welcome to a fully renovated 4-level split home with over 3000 sq ft of finished living area, nestled in the coveted Millrise neighborhood of Calgary. Boasting 5 spacious bedrooms and 4 elegantly appointed bathrooms, this sophisticated residence seamlessly blends modern design with comfort. Every detail has been thoughtfully upgraded, from the sleek quartz countertops and brand-new appliances to the exquisite luxury vinyl plank flooring and recessed lighting throughout. Step into the expansive main level, where a grand living room opens to a sunken dining area with vaulted ceilings, creating an ideal space for both intimate gatherings and lavish entertaining. The chef-inspired kitchen, equipped with high-end appliances and a contemporary design, flows effortlessly into the back deck — perfect for a weekend BBQ or family get-togethers. Upstairs, the private master suite offers a serene retreat, complete with a stylish ensuite bathroom. Two additional generously sized bedrooms share a beautifully updated four-piece bath. On the third level, you'll find a spacious fourth bedroom, a luxurious full bath, another half-bath and a massive family room featuring a cozy wood-burning fireplace, ideal for relaxing or entertaining on colder nights. The fully finished basement provides versatile living space, with a 5th bedroom, an elegant wetbar and ample storage. Additional features include new energy efficient windows, newer high efficiency furnace and a hot water tank. The oversized, insulated, and drywalled double attached garage boasts vaulted ceilings, offering extra room for storage or projects. Situated directly across from lush green space/park and just a short walk or drive to schools, shopping, and the C-train station, this stunning home is the perfect blend of luxury, comfort, and convenience. Don't miss the opportunity to own this

exceptional property in one of Calgary’s most desirable neighborhoods.