

# \$685,000 - 76 Millrise Drive Sw, Calgary

MLS® #A2245998

**\$685,000**

6 Bedroom, 4.00 Bathroom, 2,026 sqft

Residential on 0.13 Acres

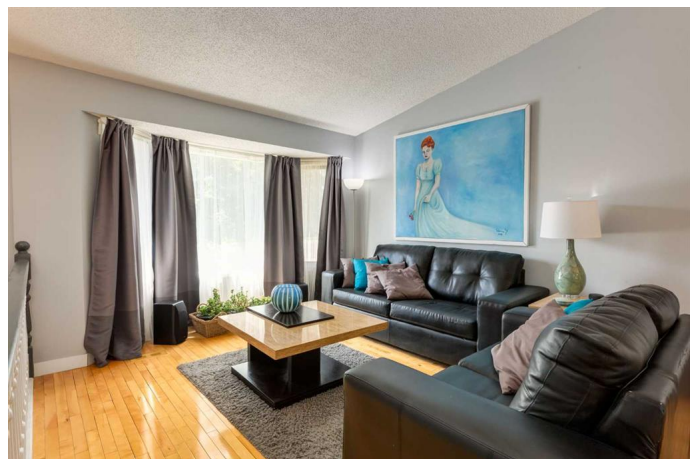
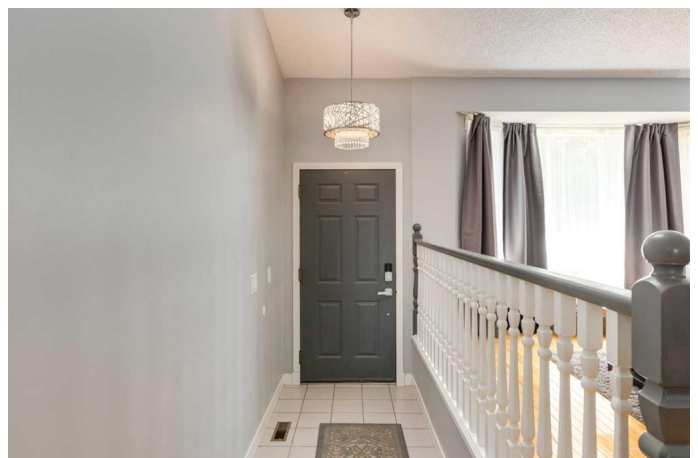
Millrise, Calgary, Alberta

76 Millrise Drive SW â€“ Spacious, Renovated & Move-In Ready!

**\*\*OPEN HOUSE SAT AUG 9TH**

**1:00PM-3:00PM\*\***

Welcome to this beautifully updated family home offering over 3,100 SqFt of developed living space, complete with 6 bedrooms and 4 bathroomsâ€”an ideal blend of space, style, and function for growing or multi-generational families. The classic main floor layout features a bright front living room and a formal dining roomâ€”perfect for hosting friends or large family gatherings. The fully renovated kitchen is a standout, showcasing upgraded stainless steel appliances, stylish finishes, and a massive island with breakfast bar. Pristine maple hardwood flooring runs throughout the main level, adding warmth and luxury. A versatile main floor bedroom is ideal for guests or a dedicated home office. Upstairs, youâ€™ll find 3 additional bedrooms, including a spacious primary suite with a 4-piece ensuite and a walk-in closet with custom built-ins. A second 4-piece bathroom is perfect for the kids or guests. The fully developed basement offers incredible flexibility with an expansive recreation roomâ€”ideal for movie nights, gaming, or a kidsâ€™ play spaceâ€”plus 2 more large bedrooms and yet another full bathroom. Step outside to enjoy the oversized, low-maintenance composite deckâ€”partially covered for all-weather enjoyment and perfect for BBQs and relaxing with friends and family. Located close to transit, schools, parks, and



shopping, this home delivers exceptional value in a well-established community. With room for everyone and everything, this is a property you won't outgrow.

Don't wait! book your showing today!

Built in 1987

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245998    |
| Price          | \$685,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,026       |
| Acres          | 0.13        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 76 Millrise Drive Sw |
| Subdivision | Millrise             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 2C5              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, No Smoking Home, Quartz Counters, |
|-------------------|------------------------------------------------------------------|

|                 |                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------|
|                 | Skylight(s)                                                                                                   |
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                       |
| Cooling         | None                                                                                                          |
| Fireplace       | Yes                                                                                                           |
| # of Fireplaces | 1                                                                                                             |
| Fireplaces      | Brick Facing, Family Room, Mantle, Wood Burning                                                               |
| Has Basement    | Yes                                                                                                           |
| Basement        | Finished, Full                                                                                                |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Lane, City Lot, Landscaped, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Brick, Stucco, Wood Frame                                    |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 13               |
| Zoning         | R-CG             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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