

100 Millbank Drive SW  
Calgary, Alberta

MLS # A2197250



**\$664,900**

<b>Division:</b>	Millrise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Gated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to 100 Millbank Drive SW. This stunning, renovated 3-bedroom family home, presented in pristine condition and tastefully decorated with neutral designer colors throughout. This home boasts a functional and spacious floor plan filled with abundant natural light, creating a warm and inviting atmosphere perfect for families. The main floor features a generous Great Room with soaring vaulted ceilings, ideal for entertaining and family gatherings. A bright dining area flows seamlessly into the updated kitchen, complete with newer countertops, a stylish backsplash and stainless steel appliances. Adjacent to the kitchen is a cozy family room featuring a wood-burning fireplace, accented by trendy vinyl plank flooring, creating the perfect space to relax. Upstairs, you'll find three generously sized bedrooms, all updated with new carpeting (2023). The bathrooms have been renovated with new tub, elegant porcelain tile, updated vanities, and modern fixtures. The upper floors also benefit from new windows installed in 2023, enhancing energy efficiency while filling the space with natural light. The fully finished basement offers additional living space, including a family room, a dedicated kids' play area, and the 4th bedroom that would also make a versatile home office space. There's also a storage area to keep your home organized and clutter-free. The exterior has been thoughtfully updated with new siding and eavestroughs/downspouts (2022) for added durability and curb appeal. The large backyard is perfect for outdoor living, featuring a new deck and fencing (2022). A shed extension on the back of the garage provides extra storage, while the RV gate offers additional parking options. For those with a green thumb, enjoy the existing vegetable garden. The double attached garage is drywalled and features high ceilings, offering ample storage

space or even potential for a workshop. Located in a family-friendly neighborhood, this home is close to schools, public transit (bus & LRT), parks, and a variety of shopping options including Sobeys, Shoppers Drug Mart, and local pubs.