

145 Macewan Park Rise NW
Calgary, Alberta

MLS # A2118111



\$749,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,624 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Garden, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

Walkout Basement | Illegal Basement Suite | Vaulted Ceiling | 3+1 Bedrooms | 3.5 Bathrooms | Park-like Backyard | Walking distance to Nose Hill Park | 15 Minutes drive to Downtown, U of C, Airport.....Welcome to your new home, where comfort meets nature. This beautifully maintained property features a sprawling, park-like backyard that offers a tranquil retreat and ample space for outdoor activities and gatherings. Inside this meticulously maintained 2-storey WALKOUT home, it features over 2400 square feet of living space. You'll find a thoughtfully designed layout with high vaulted ceilings, including a bright and open living area, formal dining, a well-appointed kitchen with modern stainless steel appliances, and a cozy family room with a gas fireplace. Access the elevated deck through the patio door off of the nook area. To complete the main floor there is 1/2 bath with laundry and conveniently located entrance to both the garage and fully developed walkout basement. Upstairs, the master suite is huge with its large windows, an en-suite bathroom, and a walk-in closet. Two additional well-sized bedrooms provide both comfort and flexibility, complemented by a full bathroom. The charming WALKOUT basement boasts a well-appointed kitchen area perfect for entertaining. The spacious bedroom features a walk in closet, and a large window that offers picturesque views of the beautifully landscaped backyard, creating a serene and inviting atmosphere. A full bath and living area completes the basement. This combination of comfort and natural beauty makes it a delightful retreat. Recent upgrades include one-year old HIGH EFFICIENCY FURNACE, HOT WATER TANK, STAINLESS APPLIANCES, VINYL BAY WINDOW and BEDROOM WINDOWS about 3 years old. Located in the heart of MacEwan, close to schools, parks, playgrounds, shopping and

transportation. 15 Minutes to Downtown Calgary, U of C, and Calgary International Airport. And for the nature lovers, only a 5 minute walk to Calgary's largest natural park, Nosehill. Call today to schedule your private viewing!