

145 Macewan Park Rise NW
Calgary, Alberta

MLS # A2118111



\$749,900

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|------------------|---|---------------|-------------------|
| 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 | | |

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| 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!