



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 MACEWAN PARK Heights, Calgary T3K 3W7**

MLS® #: **A2160027**      Area: **MacEwan Glen**      Listing Date: **08/28/24**      List Price: **\$595,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

**Finished Floor Area**  
 Abv Sqft: **1,139**  
 Low Sqft:  
 Ttl Sqft: **1,139**

**Backs on to Park/Green Space, Close to Clubhouse  
 Double Garage Attached, See Remarks**

DOM

**21**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow, Side by Side**

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Brick, Vinyl Siding**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`10" x 19`9"	Dining Room	Main	8`8" x 9`11"
Kitchen	Main	8`8" x 9`6"	Bedroom - Primary	Main	10`8" x 14`7"
Atrium	Main	12`7" x 11`5"	Bedroom	Main	8`11" x 10`8"
3pc Bathroom	Main	10`9" x 4`11"	Game Room	Basement	14`2" x 19`5"
Den	Basement	7`11" x 11`6"	Bedroom	Basement	9`7" x 12`3"
Workshop	Basement	14`8" x 22`11"	4pc Bathroom	Basement	7`11" x 5`0"
Storage	Basement	8`0" x 8`11"			

Condo Fee:  
**\$465**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**M-CG d44**

Legal Desc: **9010745**

Remarks

Pub Rmks: **Welcome to this immaculate, move in ready 55+ villa in the desirable complex of Horizon Village. This stunning villa is a rare find with a double attached garage (drywalled & insulated), backing on to green space and with a private club house. This club house is one of a kind offering social events such as pot-luck dinners, card games, or a place to sit back, relax and enjoy coffee with neighbours. And of course, also available for private functions. With 1139 sf on the main & 1099 developed down. Bright, open & with a beautiful renovated modern kitchen, you will love this home the moment you walk through the door. The kitchen has quartz counters, new cupboards & luxury vinyl plank flooring throughout the kitchen, eating nook area, living room & hallway. The kitchen is open to the living room so entertaining is a breeze. Off the living room is a gorgeous 3 season sunroom giving you the best of both worlds. The primary bedroom is large and overlooks the greenspace. It has soothing paint colours and his/hers closets. The second bedroom is a good size, perfect for guests or to use as a TV room/office area. The main floor bathroom is renovated with access from the primary bedroom as well as access from the hallway. It has a large walk-in shower & beautiful vanity with lots of storage. Finishing off the main floor is the laundry area...so convenient for sure. The lower level is fully finished with large rec room, good size bedroom, den or office area, bathroom workshop for tinkering and good size storage area (the biggest concern when downsizing is lack of storage and this home will not disappoint). The condo fee of \$474 includes common area maintenance, insurance, professional management, reserve fund, water, sewer, snow removal, and of course use & maintenance of the club house. Both the Reserve and the Engineering Funds are well established. Upgrades done in 2014 include roof, eavestrough & R-40 insulation with the hot water tank replaced in 2019. The city bus stops right outside the complex with direct routes to shopping and all kinds of amenities. Pets allowed with board approval. I know it's said all the time but you have got to see this move in ready villa. You won't be disappointed!**

Inclusions: **N/A**  
 Property Listed By: **TREC The Real Estate Company**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









