



20 MACEWAN PARK Green, Calgary T3K 4E6

MLS® #: **A2160962** Area: **MacEwan Glen** Listing Date: **08/28/24** List Price: **\$650,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **5,694 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,640**
 Low Sqft:
 Ttl Sqft: **1,640**

DOM

22
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:
 Lot Feat: **Back Lane,Lawn,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Garden,Lighting,Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Recreation Facilities,Soaking Tub,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Nook	Main	14`3" x 9`6"	Kitchen	Main	11`5" x 8`2"
Dining Room	Main	14`0" x 8`0"	Living Room	Main	12`2" x 12`0"
Bedroom - Primary	Upper	12`11" x 10`9"	4pc Ensuite bath	Upper	9`1" x 4`11"
4pc Bathroom	Upper	9`1" x 4`11"	Bedroom	Upper	13`6" x 9`6"
Bedroom	Upper	14`0" x 9`2"	Family Room	Lower	16`10" x 13`0"

Laundry
Game Room
Bedroom

Lower
Basement
Basement

5`6" x 5`6"
17`6" x 16`8"
11`2" x 7`11"

2pc Bathroom
Flex Space
4pc Bathroom

Lower
Basement
Basement

7`10" x 3`3"
7`4" x 5`10"
9`11" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9210965

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this exquisite custom-built home, meticulously designed and maintained by its original owner, an engineer who poured attention to detail into every aspect. Nestled in a tranquil and scenic location with breathtaking views of the Prairie, this residence is just steps away from the expansive Nose Hill Park, the largest green space in Northwest Calgary. This stunning home features four comfortable bedrooms, three full baths, and one half bath, offering ample space and comfort for the whole family. The interior has been thoroughly cleaned and freshly repainted, presenting as a pristine, move-in-ready abode. The house is equipped with high-speed Ethernet hardwiring throughout, ensuring seamless connectivity. The family room and fully equipped walkout basement are wired for surround sound systems, creating an ideal environment for both relaxation and entertainment. The basement has a full bathroom with a luxurious jacuzzi and heated floors. Both the bathroom and the rec room feature additional ceiling plugs, perfect for installing ceiling party lights or other entertainment systems. Step outside to discover a vast, fully fenced backyard, complete with large sheds for extra storage, a playset for children, and electric sockets with motion sensors for added convenience and security. The playset area can easily be converted into additional car or RV parking, with double swing doors already integrated into the fence. Both the main level balcony and the walkout level patio are connected with a natural gas line. Complemented by a natural gas-powered patio heater, you can enjoy outdoor BBQs and gatherings year-round. Every aspect of this home reflects perfectionism and attention to detail, offering a blend of elegance, functionality, and comfort. With its flawless condition and thoughtfully designed features, it is ready for you to move in and start creating cherished memories with your loved ones.

Notes: Locking/Unlocking front door: 1. Insert the key into the Schlage deadbolt. 2. Hold the knob in place and turn the key until it slightly depresses into the knob. 3. Turn the knob to lock or unlock the door. Removing the key from the Schlage lock: 1. Ensure both the knob and the key is horizontal/flat. 2. If the key does not come out, rotate it 180 degrees and try again. To experience the walkout level surround sound system: 1. Open the control box panel next to the glass display cases. 2. Power on the DVD player (the silver machine) by pressing the Power button first, then Play (using either the machine or remote). 3. Turn on the amplifier (the large unit at the bottom) by pressing the Power button. 4. Adjust the volume using the large round dial in the center of the amplifier.

Ceiling Speakers, patio heater, roof antennas, storage sheds & cedar playset in backyard

Initia Real Estate

Inclusions:
Property Listed By:

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