



**63 MACEWAN GLEN Road, Calgary T3K 2J3**

MLS®#: **A2174326** Area: **MacEwan Glen** Listing Date: **10/22/24** List Price: **\$599,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1983**  
Lot Information  
 Lot Sz Ar: **4,154 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,048**  
 Low Sqft:  
 Ttl Sqft: **1,048**

DOM

**6**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **4 Level Split**

Parking

Ttl Park: **0**  
 Garage Sz: **0**

Access:  
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Interior Lot,Street Lighting**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,Track Lighting,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 24`8"	Kitchen	Main	13`7" x 12`9"
Bedroom - Primary	Upper	10`7" x 13`10"	Bedroom	Upper	9`11" x 8`2"
Bedroom	Upper	9`11" x 9`1"	3pc Bathroom	Upper	10`7" x 5`0"
Bedroom	Lower	8`9" x 11`1"	4pc Ensuite bath	Lower	7`11" x 4`8"
Game Room	Lower	13`10" x 17`3"	Storage	Basement	23`3" x 16`1"
Storage	Basement	15`2" x 16`8"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8011577**

Remarks

Pub Rmks:

**We all dream of buying our next home that's MOVE-IN-READY with recent updates so that you have peace of mind, instant benefits, and ultimate comfort! Nestled on a QUIET STREET and unparalleled access to Nature's Beauty at NOSE HILL PARK (4 min walk), a huge 11 sq km of OFF-LEASH DOG PARK, biking/walking paths for you and your family to experience true adventure right at your doorstep! PRIDE OF OWNERSHIP is evident with the owner's wasting no time to create a modern contemporary styling in the NEW KITCHEN (Full height cabinetry, fridge, QUARTZ COUNTERS, dishwasher, and Chimney Range Hood - 2021), while also creating an OPEN CONCEPT and removing a wall that once closed off this space. Whether you have kids, pets, or both, you'll appreciate the durable and easier to clean LUXURY VINYL PLANK (2023-2024) throughout the home. In the upstairs full bathroom, the old bathtub was converted into a stylish GLASS SHOWER w/ tile to the ceiling (2021) to complete the updated look. Moving down into the 3rd lower level, all the older dropdown ceiling was removed and replaced with FLAT DRYWALL CEILING (2024) w/ recessed lighting to continue the modern styling. Imagine hosting your closest friends/family for a sports game or movie night, and only steps away from your built-in dry bar with storage. While some homes only boast an update to the look and style, the owners ensured that big ticket upgrades as well as maintenance items were completed. For ENERGY EFFICIENCY and comfort: HIGH EFFICIENCY FURNACE (2019), TANKLESS HOT WATER HEATER (2021), new washer (2020), as well as all new TRIPLE PANE WINDOWS (2020 - 2 in basement and 1 in upstairs bath are paid and to be installed, this will be transferred to the new owner). Envision summer days spent in the newly fenced (2022) and SUNNY WEST BACKYARD, kids/pets playing while you fire up the BBQ on your newly stained deck (2024). This prime location has much to offer: Groceries, shopping, restaurants (7 mins) - doctor, dentist, gas station, vet, and pub (1 min) - play a few rounds of golf with your foursome at COUNTRY HILLS GOLF CLUB (5 mins) - K-12 schools (3-9 mins). Commuting to work or anywhere else in the city is made simple: Downtown (18 mins), Bus Stop (4 min walk), with easy access to 14 St, Shaganappi, Stoney, and Deerfoot. Don't wait... Call your favourite Realtor and come see this IMMACULATE HOME today!**

Inclusions:  
Property Listed By:

**None**  
**Real Broker**

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







