



THE
A-TEAM

**RE/MAX
FIRST**

28 MACEWAN PARK Close, Calgary T3K 3Z6

MLS®#: **A2175498**

Area: **MacEwan Glen**

Listing Date: **10/31/24**

List Price: **\$798,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**
Lot Information
Lot Sz Ar: **5,166 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,126**
Low Sqft:
Ttl Sqft: **2,126**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**
Sewer:
Ext Feat: **Balcony,Private Yard,Storage**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Gas Dryer,Microwave,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`9" x 14`11"	Den	Main	10`4" x 8`8"
Kitchen	Main	14`1" x 11`10"	Foyer	Main	12`7" x 9`6"
Family Room	Main	16`3" x 12`9"	Dining Room	Main	13`6" x 9`0"
Nook	Main	9`10" x 10`6"	2pc Bathroom	Main	5`5" x 5`3"
Bedroom - Primary	Second	15`1" x 13`0"	Walk-In Closet	Second	7`0" x 7`0"
4pc Ensuite bath	Second	11`9" x 5`11"	Bedroom	Second	9`4" x 16`11"

Bedroom	Second	9`1" x 15`1"	4pc Bathroom	Second	7`5" x 5`3"
Game Room	Lower	21`2" x 27`0"	Kitchen	Lower	13`0" x 10`8"
Bedroom	Lower	16`7" x 13`10"	3pc Bathroom	Lower	4`11" x 8`0"
Furnace/Utility Room	Lower	15`6" x 8`6"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **9011867**

Zoning:
R-CG

Remarks

Pub Rmks: **View VIRTUAL TOUR!!! Exceptional one owner family home in the heart of MacEwan Glen, moments to Nose Hill Park, schools, transit, close to airport and Stoney Trail.....located on a quiet Close, next to community walk path and green space behind.....open floorplan on main includes living/dining area, private main floor office, family room with wood burning fireplace, renovated white kitchen with granite counters, new backsplash, large pantry, powder room, main floor laundry, big eating nook....opens to large upper deck overlooking beautiful mature trees and landscaping.....upper floor features generous primary bedroom, ensuite bath, walk-in closet, 2 other bedrooms, main bath.....floors are hardwood and newer vinyl throughout! Many other updates include doors, windows, deck renovations, updated exterior, interior and fence painting, Lower walkout basement is fully finished with rec room, family room with gas fireplace, bedroom, full bath and tons of storage! Large double attached garage is insulated, drywalled and heated....newer garage door. Private yard large lower patio, stairs up to upper deck, garden shed, cute fish pond with fountain.....gorgeous low maintenance landscaping! Too many features to list.....it's just what you ordered for your new family in one of Calgary's premiere NW communities....check it out!**

Inclusions:
 Property Listed By: **Extra fridge in bsmt, extra microwave
 RE/MAX Real Estate (Central)**

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











