



THE
A-TEAM

**RE/MAX
FIRST**

88 MACEWAN GLEN Drive, Calgary T3K 2C5

MLS®#: **A2175502**

Area: **MacEwan Glen**

Listing Date: **10/25/24**

List Price: **\$718,880**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,878**

Low Sqft:

Ttl Sqft: **1,878**

Lot Information

Lot Sz Ar: **4,671 sqft**

Lot Shape:

DOM

4

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Environmental Reserve,No Neighbours Behind,Private,Rectangular Lot,Secluded

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Metal Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	17`4" x 12`0"
2pc Bathroom	Main	4`8" x 5`11"
Living Room	Main	19`10" x 11`4"
Kitchen	Main	8`4" x 13`1"
Bedroom	Lower	16`5" x 11`3"
Dining Room	Lower	10`4" x 10`9"
Kitchen	Lower	10`4" x 9`4"

Room	Level	Dimensions
Laundry	Main	7`0" x 8`3"
Entrance	Main	17`4" x 12`10"
Dining Room	Main	9`4" x 13`1"
Bedroom	Lower	11`10" x 15`1"
Living Room	Lower	6`10" x 12`7"
4pc Ensuite bath	Lower	4`11" x 9`1"
Laundry	Lower	6`0" x 7`6"

Furnace/Utility Room	Lower	10`6" x 12`5"	Bedroom - Primary	Second	11`10" x 15`1"
Bedroom	Second	12`0" x 9`10"	Bedroom	Second	12`0" x 11`7"
4pc Ensuite bath	Second	5`2" x 7`8"	4pc Bathroom	Second	5`0" x 8`3"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 8011577

Zoning: R-CG

Remarks

Pub Rmks: **This charming home is perfectly situated in one of the most desirable locations, fronting directly onto the expansive and picturesque Nose Hill Park. Imagine waking up every morning to breathtaking views of one of the largest urban parks in Calgary, offering an unparalleled connection to nature right outside your door. Whether you're an outdoor enthusiast who enjoys hiking, biking, or simply taking leisurely walks through beautiful landscapes, this home provides immediate access to miles of trails and natural beauty. The property itself is equally impressive, boasting a total of 5 bedrooms with 3 upstairs and 2 in the fully finished walk-out basement. The walk-out basement is an illegal suite, and a valuable addition, offering flexible living arrangements that are ideal for extended family or guests. With its private entrance, the space provides privacy and convenience, featuring 2 cozy bedrooms, a well-equipped kitchen, and a comfortable living area. This space could also serve as a home office, gym, or studio, depending on your needs, adding to the versatility of this remarkable home. Upstairs, the main living area is designed to maximize comfort and natural light. Large windows throughout the home frame stunning views of the lush ravine and natural reserve at the rear of the property, creating a serene and peaceful atmosphere. The open-concept layout fosters a sense of space and flow, making it perfect for both everyday living and entertaining. The kitchen and adjacent dining area is perfect for family meals or dinner parties with friends. The rear decks of the home extend your living space outdoors, where an expansive backyard awaits. This backyard is a true sanctuary, seamlessly blending into the surrounding natural landscape of the ravine and reserve it backs onto, providing a private retreat for relaxation or outdoor gatherings. Whether you're enjoying a morning coffee on the patio or hosting a summer barbecue, the tranquil setting will make every moment special. Beyond the home's natural beauty and versatile living spaces, its location is a significant advantage. Situated close to the Ring Road, you'll have easy access to all parts of the city, making your daily commute a breeze. The neighborhood is also family-friendly, with excellent schools, parks, and bike paths nearby, ensuring that every member of the family has access to the amenities they need. Shopping, dining, and entertainment options are just a short drive away, offering the perfect blend of convenience and tranquility. This property truly is a rare find, combining the tranquility of nature with the convenience of urban living. Whether you're looking for a family home with room to grow, or simply a serene retreat from the hustle and bustle of city life, this home offers the best of all worlds. It's an ideal choice for those seeking a versatile, picturesque home in a prime location that balances natural beauty with modern convenience!**

Inclusions: n/a
 Property Listed By: Century 21 PowerRealty.ca

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











