



THE
A-TEAM

**RE/MAX
FIRST**

145 MACEWAN PARK Rise, Calgary T3K 4A1

MLS®#: **A2179456** Area: **MacEwan Glen** Listing Date: **11/16/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1993** Abv Sqft: **1,624**
Lot Information Low Sqft:
 Lot Sz Ar: **4,617 sqft** Ttl Sqft: **1,624**
 Lot Shape:

DOM

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

Parking

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

Access:
 Lot Feat: **Garden,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,No Smoking Home,Quartz Counters,Separate Entrance,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 4`4"	Dining Room	Main	8`0" x 13`2"
Kitchen With Eating Area	Main	13`4" x 13`7"	2pc Bathroom	Main	7`10" x 5`3"
Family Room	Main	13`8" x 16`11"	Bedroom - Primary	Second	12`4" x 20`6"
Walk-In Closet	Second	4`2" x 5`7"	4pc Ensuite bath	Second	7`10" x 6`2"
4pc Bathroom	Second	7`1" x 4`11"	Living Room	Main	13`6" x 14`3"
Bedroom	Second	8`4" x 12`4"	Bedroom	Second	8`3" x 11`11"
Walk-In Closet	Second	3`5" x 5`3"	Walk-In Closet	Second	3`0" x 5`0"

Furnace/Utility Room
Walk-In Closet
Kitchen With Eating Area
Mud Room

Basement
Basement
Basement
Basement

17`9" x 8`10"
3`3" x 9`8"
11`9" x 12`6"
3`9" x 5`9"

Bedroom
Game Room
4pc Bathroom

Basement
Basement
Basement

9`8" x 12`7"
13`5" x 15`5"
7`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9111264

Zoning:
R-C1

Remarks

Pub Rmks:

Walkout Basement | Illegal Basement Suite | Vaulted Ceiling | 3+1 Bedrooms | 3.5 Bathrooms | Park-like Backyard | Walking distance to Nose Hill Park | 15 Minutes drive to Downtown, U of C, Airport.....Welcome to your new home, where comfort meets nature. This beautifully maintained property features a sprawling, park-like backyard that offers a tranquil retreat and ample space for outdoor activities and gatherings. Inside this meticulously maintained 2-storey WALKOUT home, it features over 2400 square feet of living space. You'll find a thoughtfully designed layout with high vaulted ceilings, including a bright and open living area, formal dining, a well-appointed kitchen with modern stainless steel appliances, and a cozy family room with a gas fireplace. Access the elevated deck through the patio door off of the nook area. To complete the main floor there is 1/2 bath with laundry and conveniently located entrance to both the garage and fully developed walkout basement.Upstairs, the master suite is huge with its large windows, an en-suite bathroom, and a walk-in closet. Two additional well-sized bedrooms provide both comfort and flexibility, complemented by a full bathroom.The charming WALKOUT basement boasts a well-appointed kitchen area perfect for entertaining. The spacious bedroom features a walk in closet, and a large window that offers picturesque views of the beautifully landscaped backyard, creating a serene and inviting atmosphere. A full bath and living area completes the basement. This combination of comfort and natural beauty makes it a delightful retreat. Recent upgrades include one-year old HIGH EFFICIENCY FURNACE, HOT WATER TANK, STAINLESS APPLIANCES, VINYL BAY WINDOW and BEDROOM WINDOWS about 3 years old. Located in the heart of MacEwan, close to schools, parks, playgrounds, shopping and transportation. 15 Minutes to Downtown Calgary, U of C, and Calgary International Airport. And for the nature lovers, only a 5 minute walk to Calgary's largest natural park, Nosehill. Call today to schedule your private viewing!
N/A

Inclusions:
Property Listed By:

Homecare Realty Ltd.

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











