

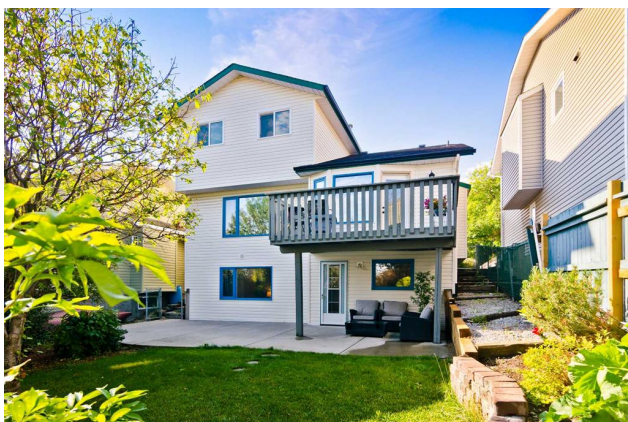


THE
A-TEAM

**RE/MAX
FIRST**

145 MACEWAN PARK Rise, Calgary T3K 4A1

MLS®#: **A2188036** Area: **MacEwan Glen** Listing Date: **01/15/25** List Price: **\$739,900**
 Status: **Active** 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: **4,617 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,624**
 Low Sqft:
 Ttl Sqft: **1,624**

DOM

17
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**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 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-CG

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 HIGH EFFICIENCY FURNACE 2023, HOT WATER TANK 2020, STAINLESS APPLIANCES, VINYL BAY WINDOW and BEDROOM WINDOWS 2020. 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!

Inclusions:
Property Listed By:

N/A
Homecare Realty Ltd.

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









