



THE
A-TEAM

**RE/MAX
FIRST**

138 MACEWAN PARK Green, Calgary T3K 4E5

MLS®#: **A2199033** Area: **MacEwan Glen** Listing Date: **03/04/25** List Price: **\$899,900**
 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: **5,414 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,074**
 Low Sqft:
 Ttl Sqft: **2,074**

DOM
5
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Sloped Down**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Standard,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Built-in Features,Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

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

4pc Bathroom
Kitchen
Bedroom
Furnace/Utility Room

Second
Basement
Basement
Basement

10`9" x 5`8"
18`3" x 11`5"
10`10" x 9`7"
20`6" x 10`0"

Bedroom
Bedroom
4pc Bathroom

Second
Basement
Basement

12`11" x 9`4"
13`0" x 10`1"
9`2" x 6`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9210965

Remarks

Pub Rmks: **Backing onto a Picturesque Treed Green Space with Direct Access to Walking Paths Ideally situated in a serene setting, this extensively renovated home seamlessly blends modern elegance with timeless charm. A welcoming front porch sets the stage for peaceful mornings, while inside, over 3,100 sq. ft. of thoughtfully designed living space provides ample room for families of all sizes. Bayed windows and graceful arched doorways enhance the open-concept living and dining areas—ideal for hosting and entertaining. The soaring double-height ceilings in the living room create an airy ambiance, complemented by a cozy fireplace perfect for unwinding on winter evenings. The kitchen features a classic layout with stainless steel appliances, a central prep island, a walk-in pantry, and a spacious breakfast nook that seamlessly extends to the rear deck, embracing indoor-outdoor living. Step outside to a beautifully landscaped west-facing backyard, where you can bask in the sunshine, entertain, or simply relax on the deck. Fully fenced, the yard provides ample space for children and pets to play, with direct access to the expansive green space beyond—offering endless outdoor recreation opportunities. The primary suite is a true retreat, featuring a dedicated sitting area—perfect for a home office or reading nook—along with an impressive walk-in closet with custom built-ins. The luxurious 5-piece ensuite boasts a freestanding tub, a tiled shower, and dual sinks. Two additional generously sized bedrooms share a well-appointed 4-piece bathroom. Adding exceptional versatility, the lower illegal suite mirrors the refined finishes of the upper levels. It includes a full chef's kitchen, an open recreation area, a study nook, two spacious bedrooms, a 4-piece bathroom, and the convenience of its own private entrance, custom mudroom, and dedicated laundry. Nestled within walking distance to Nose Hill Park and just minutes from Country Hills Golf Club, this family-friendly community offers parks, playgrounds, ice rinks, excellent schools, and easy access to major roadways. This home presents an unparalleled opportunity, book your showing today.**

Inclusions:
Property Listed By:

N/A
Real Broker

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













