



# 145 Macewan Park Rise Calgary Alberta

\$749,900

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...

Primary Bedroom 12.33 Ft x 20.50 Ft

Other 4.17 Ft x 5.58 Ft

4pc Bathroom 7.83 Ft x 6.17 Ft

4pc Bathroom 7.08 Ft x 4.92 Ft

Bedroom 8.33 Ft x 12.33 Ft

Bedroom 8.25 Ft x 11.92 Ft

Other 3.25 Ft x 9.67 Ft

Recreational, Games room 13.42 Ft x 15.42 Ft

Other 11.75 Ft x 12.50 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Other 3.75 Ft x 5.75 Ft

Other 5.25 Ft x 4.33 Ft

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Listing Presented By:



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**Mirror**

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Other 3.42 Ft x 5.25 Ft

Other 3.00 Ft x 5.00 Ft

Furnace 17.75 Ft x 8.83 Ft

Bedroom 9.67 Ft x 12.58 Ft

Dining room 8.00 Ft x 13.17 Ft

Other 13.33 Ft x 13.58 Ft

2pc Bathroom 7.83 Ft x 5.25 Ft