



# 115 MACEWAN PARK Road Calgary Alberta

\$589,900

WELCOME TO THIS 3 BDRM, 2.5 BATH HOME WITH LEGAL SUITE DOWNSTAIRS. Perfect for a family who want the extra income or an investor. Inside you'll find hard wood floors and ceramic tile. There's a nice entrance and then a family room with plenty of windows and wood burning fireplace. The kitchen is a good size with white cabinetry, SS appliances, with a pantry and window. The living and dining room area is very bright with sliding door to A LARGE DECK and the backyard. then a huge window, (MOST WINDOWS REPLACED IN 2017) THERE'S A 2 PIECE BATH ON THE MAIN AS WELL. 3 bdrms up and 2 baths, with the primary having a 3-piece ensuite with claw foot soaker tub. Downstairs is a legal suite, with license obtained in 2020. Only a few years old with white cabinetry and spacious., The back yard is fully fenced, with a single detached garage and alley access. All of this with Nose Hill Park just moments away, excellent schools, parks, pathways, restaurants, amenities, and recreational facilities, this community offers an unbeatable lifestyle. Easy access to Shaganappi Trail, 14th Street, Country Hills Blvd, and Beddington Trail makes navigating in and out of the area a breeze. this could be your next home, don't miss it. (id:6769)

Family room 11.33 Ft x 12.92 Ft  
Kitchen 9.33 Ft x 11.08 Ft  
Bonus Room 9.00 Ft x 9.25 Ft  
Bedroom 9.83 Ft x 10.08 Ft  
3pc Bathroom 6.00 Ft x 6.67 Ft  
Laundry room 6.75 Ft x 7.75 Ft  
Furnace 4.75 Ft x 5.83 Ft  
Other 7.67 Ft x 3.08 Ft  
Family room 12.00 Ft x 16.08 Ft  
Kitchen 9.75 Ft x 10.50 Ft

Pantry 2.08 Ft x 4.17 Ft  
Dining room 11.17 Ft x 9.50 Ft  
Living room 9.83 Ft x 10.50 Ft  
2pc Bathroom 5.00 Ft x 4.67 Ft  
Primary Bedroom 13.17 Ft x 10.50 Ft  
3pc Bathroom 7.33 Ft x 7.33 Ft  
Bonus Room 7.50 Ft x 7.67 Ft  
Bedroom 10.00 Ft x 9.92 Ft  
Bedroom 7.42 Ft x 9.92 Ft

Listing Presented By:



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