



## 88 Macewan Park Heights Calgary Alberta

\$595,000

**\*\*OPEN HOUSE SUN. SEPT 1 from 2:00-4:00PM\*\*** Welcome to this immaculate, move in ready 55+ villa in the desirable complex of Horizon Village. This stunning villa is a rare find with a double attached garage (drywalled & insulated), backing on to green space and with a private club house. This club house is one of a kind offering social events such as pot-luck dinners, card games, or a place to sit back, relax and enjoy coffee with neighbours. And of course, also available for private functions. With 1139 sf on the main & 1099 developed down. Bright, open & with a beautiful renovated modern kitchen, you will love this home the moment you walk through the door. The kitchen has quartz counters, new cupboards & luxury vinyl plank flooring throughout the kitchen, eating nook area, living room & hallway. The kitchen is open to the living room so entertaining is a breeze. Off the living room is a gorgeous 3 season sunroom giving you the best of both worlds. The primary bedroom is large and overlooks the greenspace. It has soothing paint colours and his/hers closets. The second bedroom is a good size, perfect for guests or to use as a TV room/office area. The main floor bathroom is renovated with access from the primary bedroom as well as access from the hallway. It has a large walk-in shower & beautiful vanity with lots of storage. Finishing off the main floor is the laundry area...so convenient for sure. The lower level is fully finished with large rec room, good size bedroom, den or office area, bathroomn workshop for tinkering and good size storage area (the biggest concern when downsizing is lack of storage and this home will not disappoint). The condo fee of \$474 includes common area maintenance, insurance, professional management, reserve fund, water, sewer, snow removal, and of course use & maintenance of the club house. Both the Reserve and the Engineering Funds...

Recreational, Games room 14.17 Ft x 19.42 Ft

Den 7.92 Ft x 11.50 Ft

Bedroom 9.58 Ft x 12.25 Ft

Workshop 14.67 Ft x 22.92 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Storage 8.00 Ft x 8.92 Ft

Dining room 8.67 Ft x 9.92 Ft

Kitchen 8.67 Ft x 9.50 Ft

Primary Bedroom 10.67 Ft x 14.58 Ft

Other 12.58 Ft x 11.42 Ft

Bedroom 8.92 Ft x 10.67 Ft

3pc Bathroom 10.75 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

