



## 228 Macewan Park View Calgary Alberta

\$800,000

RARE 2000+ SQFT HOME STEPS TO NOSE HILL W/ WALK-OUT BASEMENT, 4 TIER BACKYARD OASIS & VALLEY VIEWS! SITTING ATOP A SCENIC HILL in MacEwan Glen, this home is an absolute standout, offering a total of 3000+ SQFT of developed living space, many luxurious upgrades, and direct access to Nose Hill Park! The homeowners have invested into lots of beautifully done renovations best observed in the kitchen, master 5pc ensuite, & the extension created above the garage for more living space. Step inside and be captivated by the grand open-to-below ceilings in the living room, where hardwood floors cushion your feet and oversized windows bathe the space in natural light. The double-sided fireplace connects seamlessly to the formal dining area on the other side, making it an ideal space for hosting the best family dinners. The heart of the home--the fully renovated chef's kitchen--offers luxury stainless steel appliances (including a gas stove!), custom floor-to-ceiling cabinetry, sleek granite countertops, and a spacious island. Adjacent, the bright and airy breakfast nook offers the perfect spot to enjoy some casual dining or take-out while the sliding doors open onto a huge back deck for enjoying your morning coffee while overlooking the backyard oasis. Upstairs, the primary bedroom & ensuite has been completely reimagined, providing a spa-like retreat with a luxurious soaker tub, oversized shower, and dual vanities. The second primary suite offers fantastic valley views from the top of the hill and its' own 3pc ensuite. To finish off the upper level are 2 additional well-sized bedrooms, another 3pc bath to share & conveniently located laundry. The fully finished walk-out basement is another major perk, offering a spacious recreation room with a cozy fireplace, an additional 3pc bath, & lots of extra space for a home office, home gym or family room. Step outside into ONE OF TH...

Primary Bedroom 15.33 Ft x 20.08 Ft

5pc Bathroom 10.00 Ft x 11.17 Ft

Bedroom 16.08 Ft x 11.75 Ft

3pc Bathroom 4.92 Ft x 8.00 Ft

Bedroom 12.00 Ft x 10.67 Ft

Bedroom 10.58 Ft x 10.75 Ft

Office 15.00 Ft x 14.58 Ft

3pc Bathroom 7.00 Ft x 9.33 Ft

Furnace 8.92 Ft x 7.08 Ft

Living room 13.83 Ft x 15.92 Ft

Dining room 14.67 Ft x 15.50 Ft

Kitchen 10.75 Ft x 17.42 Ft

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3pc Bathroom	9.92 Ft x 5.17 Ft	Breakfast	11.83 Ft x 14.67 Ft
Recreational, Games room	13.75 Ft x 28.00 Ft	Other	6.67 Ft x 7.50 Ft
Den	10.33 Ft x 14.75 Ft	2pc Bathroom	6.25 Ft x 5.92 Ft