



145 Macewan Park Rise Calgary Alberta

\$739,900

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 dinning, 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 HIGH EFFICIENCY FURNACE 2023, HOT WATER TANK 2020, STAINLESS APPLIANCES, VINYL BAY WINDOW and BEDROOM WINDOWS 2020. Located in the heart of MacEwan, close to schools, parks, playgrounds, shopping and transportation. 15 Minutes to Downtown Calgary, U of C, and Calgary Interna...

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

Other 3.25 Ft x 9.67 Ft

Recreational, Games room 13.42 Ft x 15.42 Ft

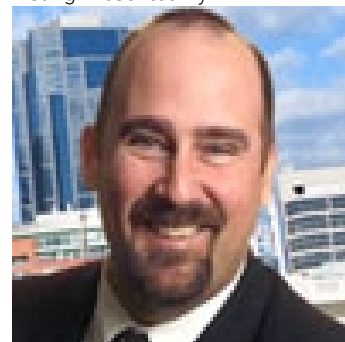
Other 11.75 Ft x 12.50 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Other 3.75 Ft x 5.75 Ft

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Listing Presented By:



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Homecare Realty Ltd.

RE/MAX Realty Professionals

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Bedroom 8.25 Ft x 11.92 Ft

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

Other 5.25 Ft x 4.33 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