



## 175 Macewan Park Circle Calgary Alberta

\$699,900

OPEN HOUSE SUNDAY JAN 18th 2-4PM Welcome to this well-maintained two-storey walkout home, ideally situated on a quiet street in the desirable community of MacEwan Glen. Exceptional curb appeal is showcased by mature landscaping, an extra-wide driveway, and a welcoming covered front porch. Inside, the functional floor plan begins with a spacious tiled entryway designed for easy maintenance. The main level features a bright living room with a large front window, a generous dining area, and an updated kitchen that anchors the space with a large central island. The kitchen flows seamlessly into the family room, complete with a cozy gas fireplace. Recent upgrades on this level include luxury vinyl plank flooring, kitchen island, backsplash, sink, cabinet hardware, and updated light fixtures. Abundant natural light fills the kitchen and family room, which open onto an upper deck with a gas line--perfect for outdoor entertaining--with stairs leading to the backyard and lower deck. Upstairs, the primary bedroom offers a walk-in closet and private ensuite, complemented by two additional well-sized bedrooms and a spacious main bathroom. The fully developed walkout lower level provides excellent flexibility with space for a home office or den, a large storage area, and a recreation room featuring a second gas fireplace. The expansive backyard includes two storage sheds and an oversized gate with access to the rear alley. Located just steps from the pathways and parks of Nose Hill, this home offers the perfect balance of comfort, functionality, and an outstanding location. Finally, Carpets replaced 2025. Recently painted and a new class 4 hail resistant roof installed 2025 (id:6769)

Recreational, Games room 25.67 Ft x 24.92 Ft

Laundry room 7.17 Ft x 6.33 Ft

2pc Bathroom 4.92 Ft x 6.42 Ft

Living room 13.92 Ft x 15.17 Ft

Dining room 9.67 Ft x 13.25 Ft

Kitchen 16.17 Ft x 11.50 Ft

Family room 13.50 Ft x 13.42 Ft

4pc Bathroom 10.08 Ft x 6.42 Ft

Bedroom 9.42 Ft x 11.92 Ft

Bedroom 11.17 Ft x 10.92 Ft

Primary Bedroom 12.08 Ft x 18.25 Ft

4pc Bathroom 10.50 Ft x 4.83 Ft

Storage 18.75 Ft x 16.50 Ft

Listing Presented By:



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