



GRASSROOTS
REALTY GROUP

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8 Macewan Park Heights NW Calgary, Alberta

MLS # A2248737



\$449,900

Division:	MacEwan Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,085 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 504
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions: Attached Desk in Basement, Gas Furnace in Garage (AS-IS)

Very seldom do these wonderful Villa Condo's come available in Horizon Village MacEwan Glen. This age restricted 55+ complex only has 45 units, all with garages, some single, some double. This end unit is one of the largest homes in the complex and has an insulated double attached garage. Large west facing Living room/Dining room with plenty of room for that dining room suite. The kitchen also has plenty of counter space and enough room for an everyday, smaller table or even an Island /breakfast nook if you like. Off the kitchen is the nice sized east facing deck where you can sit and enjoy the morning sun and the easterly views of the countryside. Back inside is the convenience of main floor laundry. No need to haul everything downstairs anymore. There are 2 generous sized bedrooms. The primary has a large closet and a cheater access to the 4pc bath where the tub has been modified for easy step-in access. The long time current owner had a Stairlift system installed giving easy and safe access to the fully developed basement where there is another bedroom, a 4 pc bath and lots of areas to make a hobby or sewing room or even a rec room with a TV area. Larger basement windows allow light in making the basement a pleasant place to be. This home has a newer water heater and a central air-conditioning system installed last year, making this wonderful home very comfortable, even on those hot days and nights. The Complex also has the Manor building where you get your mail, but there are also facilities for pot lucks, bingo, playing cards, or just getting together with your neighbors or chatting when you collect your mail. You can even host your own larger family celebrations there if you want as there is a full kitchen available along with tables and chairs and a lounge area. Small Pets are permitted in the complex with board approval. If you're looking to

downsize from your larger family home, but not ready for an apartment yet, this nice sized Bungalow in a smaller complex, close to shopping and transportation, just may fit your needs. Perhaps you want a space to redecorate and personalize for yourself? This could be your next home!