



GRASSROOTS
REALTY GROUP

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103 Macewan Park Road NW
Calgary, Alberta

MLS # A2250869



\$674,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape, F		

Heating:	Fireplace(s), Forced Air, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: Hot Tub, Firebox with tools and fire guard, fire pit, solar panels, gazebo with decorative lights, vacu system and all attachments.

Fall in love with this immaculate and energy-efficient two-story family home in the well-established community of MacEwan Glen. This beautifully maintained 3-bedroom home offers thoughtful updates throughout, beginning with rich hardwood floors and a vaulted ceiling that create a warm and welcoming entrance. The open-concept living room and kitchen are ideal for entertaining, featuring a Blanco stone sink, stainless steel appliances, solid cabinetry, and a sunny dining area. The cozy sitting room with a wood-burning fireplace adds charm and comfort, while the adjacent flex space is perfect as a formal dining room or spacious home office. Upstairs, retreat to your oversized primary bedroom with double closets, a beautifully updated ensuite, and access to a private deck—large enough for a king bed and side tables with space to spare. The deluxe main bath has been fully renovated with over \$13,000 in upgrades, and the basement offers a work out area ,laundry, media area and the of potential for a future games or bar room (with built in wine rack). Outside, the landscaped backyard is a true oasis, complete with a light powered gazebo, patio area, firepit, deluxe high-end hot tub lovingly maintained by the owners and three planting areas for flowers or vegetables. The rare cherry armor tree in the front yard adds unique curb appeal. Additional highlights include central A/C, a deluxe oversized washer, solar panels (10.08 MWh with SolarEdge) that have eliminated electricity costs since installation, and double attached garage with extra parking on the driveway. Past updates include roof and siding (2018), windows (2016–2018), and furnace (2016). Located on a quiet street close to schools and parks, shopping, Nose hill Park, accessible bus routes and easy access to Stoney and Deerfoot Trails! This home is the perfect blend of comfort, functionality, and

long-term value.