



GRASSROOTS
REALTY GROUP

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228 Macewan Park View NW
Calgary, Alberta

MLS # A2254641



\$775,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,234 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, Many Trees, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Separate Entrance, Soaking Tub

Inclusions: HOT TUB SOLD AS IS

Welcome to your dream retreat perched high on the ridge in MacEwan Glen, a home that truly checks every box. Boasting over 3,000 SQFT of beautifully appointed living space, a walk-out basement, and an expansive lot, nearly 9,000 SQFT in size. This residence offers a rare blend of luxury, location, and lifestyle, also priced \$90,000 below city assessment. As you enter the home, you're greeted by a sense of warmth and elegance. The main level unfolds with a seamless flow, beginning with a welcoming living room and family room thoughtfully separated by a double-sided fireplace. Step into the family room, where you're met with soaring ceilings and an impressive open-to-above layout that fills the space with natural light. At the heart of the home is a beautiful oversized kitchen, fully upgraded with granite countertops, a full-height custom cabinetry package, high-end stainless steel appliances including a gas range, and a massive island. Adjacent to the kitchen, the sun-drenched breakfast nook opens to a spacious NW facing deck with breathtaking views. Upstairs, the home features four generously sized bedrooms, including two true primary suites. The main primary suite is a showstopper: large, bright, and complete with a spa-inspired 5-piece ensuite featuring air-jetted tub, dual sinks, and a walk-in glass shower. The second primary offers stunning valley views and it's own private 3-piece ensuite. Two additional bedrooms, a third full bathroom, and convenient upper-floor laundry complete the level. A stylish 2-piece powder room and a functional mudroom add convenience and practicality, completing this beautiful main floor. Freshly painted, this home offers a bright, contemporary feel throughout. Combined with the comfort of central air conditioning, it provides a refreshing and effortlessly stylish living environment. The walk-out basement offers even more

flexible space, ideal for a rec room, gym, home office or movie lounge. It includes a fireplace, a 3-piece bath, and walkout access to what might be the crown jewel of the property: an incredible four-tiered backyard that has been masterfully designed for both beauty and function. This secluded backyard oasis features mature trees, thoughtfully landscaped tiers, a built-in fire pit, hot tub, underground sprinkler system and a stunning large decks. Whether you're hosting summer BBQs, enjoying peaceful mornings, or gathering with friends under the stars, this outdoor space offers something truly special. Situated in one of NW Calgary's most serene and family-friendly communities, this home is steps from Nose Hill Park, offering direct entry to one of Canada's largest urban parks with endless trails, wildlife, and panoramic city views. Don't miss your chance to own one of MacEwan Glen's finest properties.