



GRASSROOTS
REALTY GROUP

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64 Macewan Park Rise NW
Calgary, Alberta

MLS # A2258245



\$788,500

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	1992 (33 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Treed, Views		

Heating:	Central, In Floor, Make-up Air, Fireplace(s)	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade, Walk-Up To Grade	HO:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

Inclusions: N/A

This beautifully updated 2-storey home offers breathtaking VIEWS from all three levels and exceptional versatility for family living. The WALK-OUT basement provides excellent rental potential with its own kitchen, laundry, private entrance, separate thermostat, two good-sized bedrooms, a spacious living room, a BRAND NEW SHOWER TUB for added comfort, and NEW VINYL FLOORING for a modern touch. Comfort is elevated with IN-FLOOR HEATING throughout the house, plus a traditional backup furnace, and new TRIPLE-PANEL WINDOWS add energy efficiency year-round. The main floor showcases a large central island, BRAND-NEW hood fan and fridge, stainless steel appliances, and ready plug-ins for BOTH GAS AND ELECTRIC STOVE options. A bright office/bedroom on the main floor adds flexibility, while upstairs features FOUR generous bedrooms including a master retreat with extra space for your private sitting area or home office. FRESHLY PAINTED balcony, front porch, and fence enhance the move-in ready appeal. The OVERSIZED double attached garage offers a BRAND-NEW GARAGE DOOR, EV CHARGER wall plug, overhead storage, and extra side storage, making it as functional as it is spacious. Additional highlights include a laundry room with sink, a BUILT-IN gas BBQ at the walkout basement, gas line connection on the upper balcony, NO SIDEWALK to shovel, and unbeatable convenience with easy access to Stoney Trail, Shaganappi Trail, 14 Street, Bedington Trail, and Country Hills Boulevard. The home is within walking distance to playgrounds, tennis courts, Nose Hill Park, and Simons Valley Elementary School.