



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

99 Macewan Park Road NW
Calgary, Alberta

MLS # A2262790



\$649,800

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed

HOME SWEET HOME! Welcome to this freshly updated 2 storey family home situated in the extremely popular NW community of MacEwan perfectly located only 3 homes away from a playground/green space. This fully finished home is move-in ready offering 4 bedrooms, 3.5 bathrooms, 2,615+ SQFT of thoughtfully upgraded living space, central air conditioning and a double attached garage. Heading inside you will be amazed by the spacious, modern open concept floor plan with gleaming hardwood flooring. The main floor offers a 2 piece vanity bathroom, bright foyer, sun-drenched living room with built-in shelving and a cozy gas burning fireplace with a mantle, an expansive dining room, laundry room and the gourmet chef's kitchen with granite countertops, large granite island with a raised eating bar, stainless steel appliances and a convenient walk-in pantry. Heading upstairs you will find 2 wonderful-sized bedrooms, a fantastic 4 piece bathroom and the primary retreat with a walk-in closet that's perfect for all your needs and a spa-like 4 piece ensuite bathroom with a jetted soaker tub to relax after long days and a separate shower. The fully developed basement contains a 4th bedroom, another full bathroom, recreation room with built-ins, office/flex/fitness area and ample storage space. UPGRADES include AC (2022), new deck (2022), blown in attic insulation (2019), new carpet upstairs (2021), new fridge (2022), water heater (2017), new roof and eavestrough (2025). Outside, you will find your double attached garage with additional driveway parking and the backyard offering your private oasis with a fully fenced, landscaped yard with a spacious deck. Unrivalled location with quick and easy access to shopping, the Winter Club, airport, parks, public transportation, schools and all other major amenities. Don't miss out on this GEM,

book your private viewing today!