



GRASSROOTS
REALTY GROUP

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64 Macewan Park Rise NW
Calgary, Alberta

MLS # A2265441



\$729,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	1992 (34 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:	Full	LLD:	-
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 exceptional versatility for family living, with breathtaking VIEWS from all three levels. The main floor showcases a large central island, BRAND-NEW quartz countertops and faucets, a 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 valuable flexibility for working from home or hosting guests. Upstairs features FOUR generous bedrooms, including a spacious master retreat offering extra room for a private sitting area or home office. Throughout the home, comfort is elevated with IN-FLOOR HEATING, complemented by a traditional backup furnace. The hot water tank was installed in 2020, and new TRIPLE-PANEL WINDOWS provide enhanced energy efficiency year-round. The WALK-OUT basement offers excellent rental or multi-generational living potential with its own kitchen, laundry, private entrance, separate thermostat, two good-sized bedrooms, a spacious living room, a BRAND-NEW SHOWER TUB, and NEW VINYL FLOORING for added comfort and convenience. Exterior features include a FRESHLY PAINTED balcony, front porch, and fence, adding to the home's move-in-ready appeal. The OVERSIZED double attached garage comes equipped with a BRAND-NEW GARAGE DOOR, EV CHARGER wall plug, overhead storage, and extra side storage. Additional highlights include a laundry room with sink, a BUILT-IN gas BBQ at the walkout basement, a gas line connection on the upper balcony, NO SIDEWALK to shovel, and Poly-B replacement already completed. The location offers unbeatable convenience with easy access to Stoney Trail, Shaganappi Trail, 14 Street, Beddington Trail, and Country Hills Boulevard, and is within walking distance to playgrounds,

tennis courts, Nose Hill Park, and Simons Valley Elementary School.