



**GRASSROOTS**  
REALTY GROUP

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**373 Macewan Park View NW**  
**Calgary, Alberta**

**MLS # A2129320**



**\$689,000**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Original owner, custom built with every detail to complete this superb floor plan. almost 1800 sq ft of living area, 2.5 baths, 3 generous sized bedrooms, master ensuite. mostly shining hardwood floors, tiled floors on the wash rooms, main floor living, dining rooms, kitchen, dinette, family room, vaulted ceilings on living, dining and dinette areas. 3 year old granite counter top on kitchen. Note: light bulbs in kitchen and dinette areas have been replaced with new ones recently. South facing and front drive garage, specially built with 5-panel garage door, inside is 11 ft. high ceilings that can fit 2 trucks easily. 19.6ft.x10.6ft. rear deck off the dinette. Your client will not be disappointed. The overall condition is like new.