



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

**MLS # A2160029**



**\$880,000**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,152 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Skylight(s), Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** garden shed, sound surround system in basement, 21 solar panels, garage heater,

Don't miss this rare chance to own a beautifully updated two-storey walkout home, set against the stunning backdrop of Nose Hill Park with panoramic views. This exceptional property features a range of modern upgrades, including solar panels, brand-new triple-pane windows and doors, central air conditioning, and a heated garage. The expansive 32 x 12 foot deck with Duradek with glass rails offers spectacular views of Nose Hill Park. The main floor boasts a grand entryway, a formal living room with vaulted ceilings, and a formal dining room. A spacious mudroom with built-in storage and a family room with a wood-burning fireplace and built-in bookcases enhance the charm of this home. The renovated white kitchen features granite counters and backsplash, stainless steel appliances, and direct access to the low-maintenance deck with views of the ravine. Upstairs, you'll find three inviting bedrooms, including a luxurious owner's retreat with a large walk-in closet and an ensuite bathroom featuring a soaker tub and separate shower. The professionally finished walkout basement includes a fourth bedroom, a bathroom, and a versatile games/rec room with a fireplace, wet bar, and entertainment center. Patio doors lead to a covered ground-floor patio with stamped concrete, a small water feature, and breathtaking views of Nose Hill Park.