



**GRASSROOTS**  
REALTY GROUP

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**138 Macewan Park Green NW**  
**Calgary, Alberta**

**MLS # A2199033**



**\$869,900**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,074 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Sloped		

<b>Heating:</b>	Standard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Backing onto a Picturesque Treed Green Space with Direct Access to Walking Paths Ideally situated in a serene setting, this extensively renovated home seamlessly blends modern elegance with timeless charm. A welcoming front porch sets the stage for peaceful mornings, while inside, over 3,100 sq. ft. of thoughtfully designed living space provides ample room for families of all sizes. Bayed windows and graceful arched doorways enhance the open-concept living and dining areas—ideal for hosting and entertaining. The soaring double-height ceilings in the living room create an airy ambiance, complemented by a cozy fireplace perfect for unwinding on winter evenings. The kitchen features a classic layout with stainless steel appliances, a central prep island, a walk-in pantry, and a spacious breakfast nook that seamlessly extends to the rear deck, embracing indoor-outdoor living. Step outside to a beautifully landscaped west-facing backyard, where you can bask in the sunshine, entertain, or simply relax on the deck. Fully fenced, the yard provides ample space for children and pets to play, with direct access to the expansive green space beyond—offering endless outdoor recreation opportunities. The primary suite is a true retreat, featuring a dedicated sitting area—perfect for a home office or reading nook—along with an impressive walk-in closet with custom built-ins. The luxurious 5-piece ensuite boasts a freestanding tub, a tiled shower, and dual sinks. Two additional generously sized bedrooms share a well-appointed 4-piece bathroom. Adding exceptional versatility, the lower illegal suite mirrors the refined finishes of the upper levels. It includes a full chef’s kitchen, an open recreation area, a study nook, two spacious bedrooms, a 4-piece bathroom, and the convenience of its own private entrance, custom mudroom, and

dedicated laundry. Nestled within walking distance to Nose Hill Park and just minutes from Country Hills Golf Club, this family-friendly community offers parks, playgrounds, ice rinks, excellent schools, and easy access to major roadways. This home presents an unparalleled opportunity, book your showing today.