

\$650,000 - 20 Macewan Park Green Nw, Calgary

MLS® #A2160962

\$650,000

4 Bedroom, 4.00 Bathroom, 1,641 sqft

Residential on 0.13 Acres

MacEwan Glen, Calgary, Alberta

Welcome to this exquisite custom-built home, meticulously designed and maintained by its original owner, an engineer who poured attention to detail into every aspect. Nestled in a tranquil and scenic location with breathtaking views of the Prairie, this residence is just steps away from the expansive Nose Hill Park, the largest green space in Northwest Calgary.

This stunning home features four comfortable bedrooms, three full baths, and one half bath, offering ample space and comfort for the whole family. The interior has been thoroughly cleaned and freshly repainted, presenting as a pristine, move-in-ready abode.

The house is equipped with high-speed Ethernet hardwiring throughout, ensuring seamless connectivity. The family room and fully equipped walkout basement are wired for surround sound systems, creating an ideal environment for both relaxation and entertainment. The basement has a full bathroom with a luxurious jacuzzi and heated floors. Both the bathroom and the rec room feature additional ceiling plugs, perfect for installing ceiling party lights or other entertainment systems.

Step outside to discover a vast, fully fenced backyard, complete with large sheds for extra storage, a playset for children, and electric sockets with motion sensors for added convenience and security. The playset area



can easily be converted into additional car or RV parking, with double swing doors already integrated into the fence. Both the main level balcony and the walkout level patio are connected with a natural gas line. Complemented by a natural gas-powered patio heater, you can enjoy outdoor BBQs and gatherings year-round.

Every aspect of this home reflects perfectionism and attention to detail, offering a blend of elegance, functionality, and comfort. With its flawless condition and thoughtfully designed features, it is ready for you to move in and start creating cherished memories with your loved ones.

Notes:

Locking/Unlocking front door:

1. Insert the key into the Schlage deadbolt.
2. Hold the knob in place and turn the key until it slightly depresses into the knob.
3. Turn the knob to lock or unlock the door.

Removing the key from the Schlage lock:

1. Ensure both the knob and the key is horizontal/flat.
2. If the key does not come out, rotate it 180 degrees and try again.

To experience the walkout level surround sound system:

1. Open the control box panel next to the glass display cases.
2. Power on the DVD player (the silver machine) by pressing the Power button first, then Play (using either the machine or remote).
3. Turn on the amplifier (the large unit at the bottom) by pressing the Power button.
4. Adjust the volume using the large round dial in the center of the amplifier.

Built in 1993

Essential Information

MLS® #	A2160962
Price	\$650,000
Sold Price	\$644,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,641
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	20 Macewan Park Green Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4E6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Playground, Private Yard
Lot Description	Back Lane, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 19th, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Initia Real Estate
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