



**20 MacEwan Ridge View NW  
Calgary, Alberta**

**MLS # A2293329**



**\$768,800**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,967 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, Pantry		

**Inclusions:** N/A

This special 1966 sq.ft. 5 bedroom home is ideal for a large or growing family. Exceptionally well maintained, some of the features include hardwood floors, gourmet kitchen with island, large family room with gas fireplace, main floor laundry, fully developed walkout basement, large deck off the kitchen, central air conditioning, stainless steel appliances, and a double attached garage. The home is situated in a cu de sac close to schools, park transportation and playground. This home is a pleasure to show. Please note possession date. The sellers are prepared to sell some furniture should the buyer like to acquire them