



**GRASSROOTS**  
REALTY GROUP

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**159 Macewan Drive NW**  
**Calgary, Alberta**

**MLS # A2309354**



**\$649,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | MacEwan Glen  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,515 sq.ft.  | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Rectangu |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** NA

Lovingly maintained and meticulously cared for, this move in ready home offers over 2,000 square feet of developed living space and exceptional pride of ownership throughout. From the moment you arrive, the inviting front porch and charming sitting area create a warm first impression; an ideal place to enjoy your morning coffee or unwind in the evening. Inside, you're welcomed by a bright and versatile front living room, currently styled as a home office, offering flexibility to suit your lifestyle. The thoughtfully designed main floor flows through a tiled hallway into the heart of the home; the kitchen featuring a functional peninsula island, solid oak cabinetry, pot lighting and stainless steel appliances, with the fridge and stove both recently upgraded in 2024. Off the dining area, the patio doors lead out to your private, SOUTH facing backyard oasis. Adjacent to the kitchen, a spacious family room is both warm and inviting, centered around a classic mantel fireplace. A convenient powder room and main floor laundry area complete this level. Upstairs, the expansive primary retreat offers a peaceful escape, complete with a walk in closet and private ensuite with walk in shower. Two additional generously sized bedrooms and a 4 piece bathroom complete the upper level. The fully developed lower level expands your living space even further with a massive recreation room, ideal for a home theatre, games room, fitness area or children's play space. Recent upgrades include TRIPLE PANE WINDOWS (2020), HOT WATER TANK (2021), SOLAR PANELS (2024), GAZEBO (2024) and SHINGLES (2025); offering long term peace of mind, improved efficiency and added savings. Step outside and discover a truly remarkable backyard. Beautifully landscaped and private, this outdoor retreat features a concrete patio, stunning gazebo, mature trees, shrubs and an apple

tree. The back lane offers added separation from neighbours, enhancing both privacy and openness. The fully insulated double attached garage adds year round convenience. Perfectly positioned just steps from a park with tennis courts, close to transit and near excellent public and Catholic K-6 schools, including Simons Valley School and Monsignor Neville Anderson School, this outstanding home combines location, lifestyle and lasting quality in one impressive package.