



**44 Macewan Ridge Gate NW  
Calgary, Alberta**

**MLS # A2324164**



**\$719,900**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, No Back Lane, Private, See Rema		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Shed, rain barrels, wall mounted TV in workout room, 2 work benches in garage, wall mounted shelves in garage

Wow. Wow. Wow!! You won't find a more inviting, spacious, meticulously maintained executive bilevel anywhere at this price. This exquisite family bilevel is situated on one of the BEST STREETS IN MACEWAN steps to parks, paths and all amenities, and has been beautifully updated in almost every area of the home. Featuring a bright open plan with a full front to back vault on the main and SOARING 12 FOOT CEILINGS this amazing property features a welcoming front entrance adorned with high-end porcelain tile, a spacious front formal living room with updated central WOOD BURNING FIREPLACE with log lighter, a bright formal dining room, a gorgeous oak kitchen with GRANITE COUNTER TOPS and NEW BACKSPLASH, new dishwasher, new stove, built-in microwave/hood fan, and a bright sunny nook that opens to a GORGEOUS PRIVATE UPPER DECK newly finished with INDUSTRIAL GRADE DURADECK and obscured glass privacy rails. The entire main floor boasts GLEAMING OAK HARDWOOD FLOORING, 3 spacious bedrooms including a wonderful primary bedroom with WALK-IN CLOSET and 3PC BATH WITH JETTED TUB. A bright open fully finished WALKOUT BASEMENT features an enormous GUEST BEDROOM, a large family room with WET BAR, A DESIGNATED WORKOUT AREA, and expansive lower laundry room with UPDATED 3 PC BATH with stand-up shower, an extra flex area perfect for a quaint office or home management area and a huge, utility/storage room with ample room for seasonal extras and esteemed items. Complimenting all of this is a superbly finished DOUBLE ATTACHED GARAGE finished with OSB plywood, 2 work benches (included) and upper attic storage area with internal lighting, an amazing EXQUISITELY LANDSCAPED PRIVATE YARD that boasts lower patio

and deck, POURED CONCRETE SIDEWALKS, oodles of perennials, family garden and spacious storage shed. This is a one of a kind TURN-KEY PROPERTY that has everything you would want to have done. Other upgrades include NEW WINDOWS (2016/2025), POLY-B REMOVED (2024), NEW HIGH EFFICIENCY FURNACE and hot water tank (2014), NEW EXTERIOR DOORS including upper and lower sliding patio doors with INTERNAL ADJUSTABLE LOUVERED BLINDS, NEW ROOF (2025) NEW SIDING (2016) and more. This stunning home has a commanding street presence and boasts elegantly manicured lawns and flower beds yet offers low maintenance landscaping, a RAINWATER CAPTURE SYSTEM and is one of the warmest, most inviting homes you will find. Don't miss viewing this one of a kind executive family bilevel in one of Calgary's most sought after mature northwest districts that has direct access to Nose Hill Park, 2 schools, treed pathway systems and quick access to downtown!