



**989 Macewan Valley Road
Calgary, Alberta**

MLS # A2325850



\$714,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,164 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: All Window Coverings, ceiling-mount projector in Basement, Garage Door Openers (2)

Imagine arriving home to a welcoming front patio overlooking a blooming cottage garden, or enjoying slow mornings with coffee in hand as the sun filters through the graceful branches of a mature Willow Birch. This is the kind of home that feels warm the moment you arrive. Inside, this is anything but a standard bungalow. The generous front entry is both beautiful and practical, with durable ceramic tile, room to drop an armful of groceries, space for everyone to remove coats and shoes, and a large closet to keep it all tucked away. A thoughtfully designed dividing wall keeps the inevitable clutter of daily life out of the main living space. Vintage elements, like the open oak stair railing, add character, while soaring vaulted ceilings, site-finished hardwood floors (increasingly rare in Calgary homes), and a large picture window overlooking the front garden fill the living room with natural light. Holiday meals become even more magical with the warmth of the wood-burning fireplace, equally perfect for cozy evenings after a walk through nearby Nose Hill Park. The large centre island (with room for stools!) is where family recipes and everyday moments come together. Oak cabinetry is paired with granite countertops and white backsplash tile, carrying the modern cottage vibe from the front walk right into the kitchen. A generous pantry keeps everything organized, while newer appliances mean one less thing to worry about. Double French doors extend your living space outdoors to the sunny south-facing backyard. The oversized deck is made for entertaining, with room for everyone to gather around the BBQ while the kids laugh in a yard big enough for both a trampoline and a play structure. With over 2,000 sq. ft. of developed living space, four bedrooms and three bathrooms, this home is designed to grow with you. Whether you need a home office, hobby room, or

extra space for a growing family, the flexible layout adapts with ease. The lower level also features an oversized laundry room with built-in storage and utility sink, while the 421 sq. ft. oversized attached garage offers exceptional room for vehicles, bikes, tools and weekend projects. Lovingly maintained by the same owners for more than a decade, the home has been continually improved with triple-pane windows, a smart home system with in-wall speakers, updated lighting, fresh paint, high-end window coverings, central air conditioning, reverse osmosis water filtration, and newer kitchen appliances. Every improvement reflects pride of ownership and a commitment to creating a home that's as comfortable as it is beautiful. Located within walking distance of Simons Valley School and minutes from the endless pathways of Nose Hill Park, this is a neighbourhood where children ride bikes, neighbours know one another, and weekends are spent outdoors. This isn't just a house. It's the kind of home where your story begins.