



GRASSROOTS
REALTY GROUP

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163 Macewan Meadow Way NW
Calgary, Alberta

MLS # A2327849



\$689,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,875 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	No Smoking Home, Separate Entrance, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: 2nd Frdige and hoodfan

Welcome home! This spacious 5 bedroom, 4 bathroom gem offers over 2500 ft2 of comfortable living space. Step inside to a large open living room and dining area, with hardwood flowing throughout. The kitchen is nice! Ample cabinets and storage space, stainless steel appliances, granite counters, and leads out to a recently built deck. Stairs lead down to the walk-out level patio area and generous yard, complete with storage shed. With recent upgrades like new siding, shingles, eaves, and windows, it's move-in ready. This home has enough space for the whole family! Three comfortable bedrooms upstairs, and two full baths including an en-suite. Enjoy cozy nights by the wood burning fireplace in the lower living room. This level has patio doors to the backyard, and is complete with a bedroom and bathroom. The basement features an extra kitchen area, perfect for the in-laws! There's also an addition bedroom with en-suite bathroom, den, and laundry. Located just a short walk from two elementary schools, playgrounds, parks- including Nose Hill, and a variety of rec facilities- tennis, pickleball, basketball, baseball diamonds, and skating rink. This home is also conveniently close to shopping plazas. Experience comfort, convenience, and community in this exceptional property.