



GRASSROOTS
REALTY GROUP

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147 Macewan Drive NW
Calgary, Alberta

MLS # A2335966



\$729,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,859 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Level		

Heating:	Mid Efficiency, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

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

Inclusions: NONE

Welcome to this beautifully updated and meticulously maintained 2-storey home in the sought-after NW community of MacEwan Glen! Offering over 1,850 sq. ft. of thoughtfully designed living space, this impressive home combines modern style, functionality, and an exceptional family-friendly location. From the moment you step inside, you'll appreciate the bright, inviting atmosphere and quality updates throughout. The main floor features a spacious living and dining area, creating an ideal setting for entertaining and everyday family life. The stunning updated kitchen showcases sleek high-gloss cabinetry, elegant quartz countertops, and a generous eating area. The adjoining family room is warm and inviting, highlighted by a contemporary linear fireplace that serves as a beautiful focal point. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat complete with a stylishly renovated modern ensuite bathroom. The fully developed basement provides exceptional additional living space, featuring a large family room, a fourth bedroom, and a full bathroom—perfect for teenagers, guests, a home office, or extended family. Additional highlights include durable and stylish LVP flooring, an updated furnace, and a convenient double front-attached garage. Step outside and enjoy the benefits of this fantastic location, just minutes from schools, playgrounds, shopping, and everyday amenities. With easy access to Country Hills Boulevard, 14 Street, major roadways, and Calgary's extensive transportation network, commuting around the city is a breeze. This move-in-ready home offers the perfect combination of modern updates, generous living space, and an outstanding location. A must-see property that truly checks all the boxes—book your private showing today!

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