



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**59 Macewan Park Road NW
Calgary, Alberta**

MLS # A2340339



\$530,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	890 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, None, On Street, Outside		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Storage

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

Inclusions: n/a

Sitting on a 4,327 sqft lot in MacEwan Glen, this bi-level gives you four bedrooms, two 4pc bathrooms, and a finished basement with room to spread out. You're welcomed into a bright entryway that opens up to a spacious living room, where a wall of windows brings in tons of natural light. The dining area sits just off the kitchen, with room for a full table, and the kitchen itself has warm wood cabinetry, a functional layout, and a sliding door out to the back deck. Up top, you'll also find two bedrooms including the primary. The main 4pc bathroom is just down the hall. Head downstairs and there's a big family room with a fireplace, perfect for movie nights or a second living space. You've also got two more bedrooms, a second 4pc bathroom, a dedicated office nook, and the laundry area. It's a great setup for guests, teens, or anyone who wants their own space. Outside, you've got a private, fenced backyard with a fire pit and mature trees, plus a deck for hanging out and a front yard shaded by big trees. You're close to schools, shopping, parks, tennis courts, and walking and biking paths, all in a well-established, tree-lined neighbourhood.