



GRASSROOTS
REALTY GROUP

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**47 Macewan Meadow Link NW
Calgary, Alberta**

MLS # A2340849



\$565,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	895 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: R-CG
Foundation:	Wood		Utilities: -

Features: Built-in Features, Quartz Counters, Recessed Lighting, Storage

Inclusions: 3 blue cabinets in dining area, Heat Pump (air conditioner)

Welcome to your dream home in the heart of highly desirable MacEwan! Beautifully renovated in July 2023, this exceptional bi-level home offers four total bedrooms, two full bathrooms, and an ideal layout for both everyday comfort and effortless entertaining. Step inside to an expansive open-concept main floor flooded with natural light. The chef-inspired kitchen features premium quartz countertops, top-tier fixtures, rich cabinetry, and generous counter space for all your culinary needs. The open living and dining area seamlessly flows together, making family time and social gatherings a breeze. Completing the main level are two spacious, sunlit bedrooms and a pristine updated four-piece bathroom. The fully finished lower level expands your functional living space significantly. Here, you will find a massive recreation room anchored by a cozy wood-burning fireplace, creating the perfect atmosphere for chilly winter evenings. The basement also hosts two additional well-proportioned bedrooms and a full three-piece bathroom, offering an ideal setup for growing families, guests, or a dedicated home office. Step outside to discover an exceptional backyard oasis complete with a raised deck for summer barbecues and a lower concrete patio perfect for outdoor lounging. Car enthusiasts and outdoor lovers will appreciate the oversized double detached garage, which provides abundant parking space, workshop potential, and extra storage. Other notable updates include a newer furnace (2015), heat pump to keep the home cool in the summer and a new fence in the gorgeous yard. Location is everything, and this property delivers. Situated within short walking distance to Nose Hill Park and top-rated schools like Simons Valley Elementary and Monsignor Neville Anderson School, the morning commute is completely stress-free. The immediate access to 14th street makes getting downtown

and around town a breeze. Recreation is also right at your doorstep with playgrounds, baseball diamonds, and an active outdoor ice rink just minutes away. Fully updated, meticulously maintained, and move-in ready-this MacEwan gem is an absolute must-see!