



GRASSROOTS
REALTY GROUP

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131 MacEwan Meadow Way NW
Calgary, Alberta

MLS # A2215680



\$675,999

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,879 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Lawn, Lev		

Heating:	Fireplace(s), Forced Air, Natural Gas, Solar, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate, Linoleum, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Storage, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s)

Inclusions: Swim Spa, Built-in fish tank, Nexgrill BBQ on the back deck, Propane tank with BBQ, Built-in shelving in the garage, Built-in cabinet in the garage, TV and TV mount in the kitchen, TV and TV mount in lower level bedroom, TV and TV mount in primary bedroom, security system with panel, cameras, and sensors, EV charging station wiring in the garage, solar panel system

\$20,000 PRICE IMPROVEMENT! Sustainable Living in a Backyard Sanctuary Welcome to a home that blends charm, comfort, and energy-conscious living in the established community of MacEwan Glen. This updated 3-bedroom, 2.5-bathroom detached home offers the perfect balance of modern features and timeless appeal, all set on a quiet street with a truly impressive outdoor space. Inside, vaulted ceilings and large windows create a bright, open atmosphere. The cozy family room is warmed by a wood-burning fireplace, setting the scene for quiet evenings and relaxed weekends. Whether you're hosting or unwinding, the space feels comfortable, casual, and full of potential. The kitchen is filled with natural light and opens through French doors to your private outdoor retreat. Out back, you'll find a large south-facing deck, a 13-foot swim spa, a patio, and a gazebo all surrounded by a beautifully landscaped yard. This is a space that's ready for sunny afternoons, starlit dinners, or weekend wellness time. Upstairs, the primary suite features a generous walk-in closet and an east-facing window that captures the morning sun. Two additional bedrooms offer flexibility for guests, hobbies, or a growing family. The lower level includes a convenient walkout-style door to the backyard. In the basement, you'll find a quiet home office, dedicated laundry, utility room, and plenty of storage to help keep life running smoothly. At the heart of this home's value is a SolarEdge solar panel system sized at 11.46kW. Enjoy lower energy costs and peace of mind knowing your home is working for you and the planet. The double garage is also EV charger ready, making it an ideal fit for buyers looking to future-proof their lifestyle. With room to add your own design flair and a location surrounded by parks, schools, and pathways,

this home is a smart choice for those who value comfort, sustainability, and community. Come take a look, imagine what's next, and Let's make YOUR dreams… Realty!