



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

88 Macewan Glen Drive NW
Calgary, Alberta

MLS # A2223839



\$679,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,887 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: 2 washer, 2 dryer, 2 fridge, 1 stove top basement, bar fridge basement, tube slide in back yard

This charming and unique four-level split home (over 2600 sq ft of living area) is ideally situated directly across from Nose Hill Park and backs onto a peaceful green space, offering a rare combination of privacy and nature right in the city. Surrounded by mature trees and lush shrubbery, this original property is full of character and timeless features. Close to all amenities including the amenities of Creekside Shopping Center, schools, parks, and easy access to Stoney Trail and Deerfoot Trail. Step into a spacious foyer that leads up to a bright living and dining room with original hardwood flooring. The home showcases classic architectural touches such as built-in wood bookshelves and French doors that separate the foyer from the main living space. The kitchen maintains its original cabinetry, enhanced by newer flooring and a large window overlooking the backyard and green space beyond. Kitchen also has some newer stainless steel appliances. The upper level offers three well-sized bedrooms, including a spacious master bedroom. Master bedroom features a 4 pce ensuite and walk in closet. One of the bedrooms has been transformed into a whimsical Disney-themed retreat, perfect for children or the young at heart. Another full four-piece bathroom completes this level. On the third level, you'll find a cozy great room with an original wood-burning fireplace and finished with more hardwood flooring. This level also includes a 2 piece bathroom, laundry area, and access to the attached garage. There is also a side entrance off the laundry area that goes to another deck. Sliding doors from the great room open onto a large deck that overlooks the tree filled backyard and green space beyond. Outdoor space has a tube slide in back which will stay. Back yard is fully fenced and landscaped. The walk-out basement features an illegal suite with two additional bedrooms, including

a massive bedroom with 10-foot ceilings and a walk-in closet and a 4 pce ensuite. The open-concept living and kitchen area includes an L-shaped island with an eating bar, an electric stovetop, bar fridge, and microwave. Patio doors lead from the living room directly to the lower level deck facing back yard. A full-sized fridge is also located in the utility room along with another washer and dryer for added functionality. Recent updates to the home include shingles replaced approximately three years ago, and a newer furnace and hot water tank installed five years ago. The fully insulated and drywalled double front drive garage comes equipped with a 220-volt sub panel, making it ideal for workshop needs or electric vehicle charging. This is a truly unique property located in a highly desirable area. Perfect for families, multigenerational living, or investors looking for a property with income potential.