



GRASSROOTS
REALTY GROUP

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**30 Macewan Ridge Place NW
Calgary, Alberta**

MLS # A2235774



\$659,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,616 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/A
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30 Macewan Ridge Place NW – Room to Grow, Comfort to Stay This well-maintained four-bedroom, three-bath home has space in all the right places. The main floor features a bright living room and a functional kitchen with stainless steel appliances and room for your dining table. Upstairs, you'll find three spacious bedrooms and a full four-piece bath. The primary bedroom includes its own three-piece ensuite and walk-in closet. Downstairs, the walk-out third level offers a large rec room—ideal for movie nights—a fourth bedroom, full bath, and laundry room. You'll also appreciate the comfort of central A/C and a large crawl space for extra storage. The exterior boasts well manicured greens and landscaping, a large oversized deck with a back yard space eager to please family and furry ones. Heated garage when it comes time for winter. Homes like this don't last long!