



GRASSROOTS
REALTY GROUP

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157 Macewan Valley Road NW
Calgary, Alberta

MLS # A2237867



\$649,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,741 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: Wardrobes in Primary Bedroom, Bookcases in spare bedroom

Welcome to this beautifully maintained 4 bedroom, 3.5 bathroom home, ideally situated on a large corner lot surrounded by mature trees, offering both privacy and curb appeal in an unbeatable location. Step inside to find a functional layout perfect for growing families. The main floor features a large kitchen that opens up to the backyard, a formal dining room, sitting room with lots of natural light and a lower family room with oak built-ins and a wood burning fireplace. Moving upstairs you will find two bedrooms, a full bathroom and a primary suite with its own south facing balcony over looking the backyard. A fully developed basement featuring a fourth bedroom, a 3 piece bathroom, multiple storage spaces and 12' ceilings, ideal for a rec room, home gym, or media space completes the home. Not only has this home been lovingly cared for, it's also been upgraded for peace of mind with a new furnace (2024), updated vinyl siding, vinyl windows, updated shingles, and new garage door springs and opener (2024). Enjoy the convenience of being just a short walk to two elementary schools, multiple parks, and the expansive Nose Hill Park only minutes away. Commuters will love the nearby Calgary Transit stop with BRT access (only 5 stops to downtown)! This is the kind of location and space that rarely comes along. Come see for yourself why this could be your next perfect home.