



GRASSROOTS
REALTY GROUP

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**36 Macewan Meadow Rise NW
Calgary, Alberta**

MLS # A2248594

\$599,900



Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,506 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Gym floor mats are Negotiable

Location! Location! Stunning home with almost 1800sq ft of living space boasts great curb appeal with Brand-New Gray Vinyl Siding, perfectly contrasted by sleek Black Trim, Downspouts & Eaves, outdoor Light fixtures + a striking New Front Door. Fresh Shingles add durability & style, while a charming porch offers a welcoming touch. Plus Other KEY IMPROVEMENTS: 2 yr old Lennox-High-Efficiency, Smart thermostat-controllable 2-stage furnace w/ air recirc; 2 yr old larger Bradford White hot water tank; Dishwasher-3 yrs old; 50-yr shingles on house- 2 yrs old + brand new on garage; newer fence & retaining wall -west side of yard; fresh paint on main floor; Even Heat Flow (Aeroseal) duct work & note the reduction of poly b + MOEN FLO system=leak & microleak smart detection, auto/remote water shut-off, flow & water use monitoring, all Wi-Fi controlled & via an APP from your cell + enjoy lower insurance cost! Entering the home find a modern tiled foyer with a closet for coats & footwear. Step up & left to find a bright & inviting open concept living & dining space w/ Vaulted ceilings. The impressive kitchen features tile floors, solid oak cabinetry, granite countertops, modern tile backsplash & full stainless steel appliance package w/ a microwave/hood fan offering both style & function. Upstairs the reno'd bathroom showcases tile flooring, contemporary marble vanity w/ drawer, cupboards & a modern faucet. Tub & shower combo includes an improved showerhead. Access to/from the cheater ensuite is convenient from the master bedroom & is easily isolated as a private bath. Master bedroom is a wonderful size & provides double closets. 2 more well-sized bedrooms are included, 1 of which features a wardrobe for closet space. Down to the 3rd level, which features another bathroom w/ Upgraded Kohler Comfort toilet, Vanity, Brushed Nickel Faucet &

Handles, Neutral paint & Tile flooring + a Shower. A versatile 4th bedroom/office is also located here, complete w/ closet. Relax in the cozy family room w/ built-in shelving, a wood-burning fireplace & modernized to hold a ceiling-mounted TV +/- or sound system. Rich mocha-stained hardwood flooring extends thru to the WALKOUT entrance. The basement offers great flexibility, ideal for a gym/hobby/playroom. Laundry area is tucked away in the utility/storage room & includes a Front Load Washer & Dryer. Stepping out thru the 3rd level walk-out door leads you directly onto the large back deck ideal for patio furniture & a BBQ. Maybe an option for extended family or convert to rent? Attached are raised garden boxes for flowers/herbs. A fenced grassy yard leads to the unique TRIPLE CAR GARAGE, had been used as a workshop + for a vehicle. A great option for a home-based business too. Offers a single garage door w/ opener for easy entry + oversize double swing doors for multi-use access ex: boat or trailer. Home is in a great location- nice, quiet street w/ quick walk access to Nose Hill Park, schools, transit, shopping or head out to major routes!