



GRASSROOTS
REALTY GROUP

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20 Macewan Ridge Gate NW
Calgary, Alberta

MLS # A2249887



\$735,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,236 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Asphalt, Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Natural Woodwork, Separate Entrance, Vinyl Windows, Wet Bar		

Inclusions: Shed, Additional suite items, refrigerator, stove, hood fan.

This beautifully kept 4-level split in MacEwan Glen is a former showhome that has been lovingly maintained and continuously updated, making it an ideal family home. With a bright and functional floor plan, it offers a welcoming main floor sitting room with large, sun-filled windows, hardwood flooring throughout the dining and living areas, and a spacious primary bedroom with its own 4-piece ensuite. The kitchen has been refreshed with newer appliances and updated flooring, creating a stylish and practical hub for family life. Upstairs you'll find two comfortable bedrooms, while the fully developed lower level adds an additional 3rd and 4th bedroom, a cozy gas fireplace, and a wet bar creating the perfect blend of family living and entertaining space. The basement level also includes an additional illegal suite, with storage offering excellent flexibility for extended family, or guests. Over the years, the sellers have invested in extensive updates that add lasting value and peace of mind. All windows with vinyl trim were replaced in 2008, while the roof was just replaced again in 2025 along with new siding, fascia, eaves, and downspouts. The furnace, central air conditioning, and garage heater were all updated in 2021, and the plumbing was converted from poly-b to PEX in 2020. Electrical upgrades include a new panel with modern switches and LED lighting throughout (2019), and bathrooms have been refreshed with an upgraded ensuite shower and a fully redone basement bathroom in 2020. Additional highlights include new attic insulation (2024), upgraded decks and fencing, newer garage door, concrete sidewalk, three new exterior doors, and modern exterior light fixtures (2025). The garage is fully finished with fresh paint throughout, making it a true extension of the home or a perfect retreat for the car enthusiast. The backyard is truly an oasis, offering a

private retreat perfect for summer gatherings or quiet evenings outdoors. With its thoughtful updates, fully developed lower level, additional basement suite, two-plus-one bedroom layout, newer kitchen appliances and flooring, and inviting spaces like the wet bar, gas fireplace, and finished garage, this home is move-in ready and perfectly suited for families living in the heart of MacEwan Glen.