



GRASSROOTS
REALTY GROUP

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116 Macewan Ridge Close NW
Calgary, Alberta

MLS # A2257037



\$639,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,658 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stucco, Wood Frame
Foundation:	Wood
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to a well laid out 4 level split home in desirable MacEwan Glen. Step into an inviting foyer that flows into a bright open main floor living and dining room. This beautifully designed home has an upper level primary bedroom with ensuite, 2 additional bedrooms and a 4 piece bathroom. The functional kitchen has timeless white cabinetry, some stainless steel appliances which looks out onto the breathtaking cedar deck and large yard. Step down into the family room for those cozy evenings by the wood burning fireplace. The laundry room, 2 piece bathroom and double attached garage are conveniently located steps away. The undeveloped basement is ready for you to make it your own. Gorgeous newly custom designed cedar deck with enclosed under storage, overlooking the well maintained large cedar fenced yard. Perfect for family gatherings. Incredible location close to Nose Hill Park, many schools, outdoor recreation and scenic walking pathways. This is the perfect home to make lasting memories! Come see it today!