



GRASSROOTS
REALTY GROUP

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131 Macewan Meadow Way NW
Calgary, Alberta

MLS # A2260745



\$688,131

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,879 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Lawn, Lev		

Heating:	Fireplace(s), Forced Air, Natural Gas, Solar, Wood	Water:	-
Floors:	Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Storage, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s)

Inclusions: Swim Spa, Built-in fish tank, Nexgrill BBQ on the back deck, Propane tank with BBQ, Built-in shelving in the garage, Built-in cabinet in the garage, TV and TV mount in the kitchen, TV and TV mount in lower level bedroom, TV and TV mount in primary bedroom, security system with panel, cameras, and sensors, EV charging station wiring in the garage, solar panel system

Welcome to 131 MacEwan Meadow Way NW — a beautifully updated 4-level split tucked onto a quiet street in Calgary's mature MacEwan neighbourhood. With over 2,000 sq ft of finished living space, this home balances comfort, sustainability, and lifestyle in one inviting package. Step inside to soaring ceilings, fresh paint, and new luxury vinyl plank flooring that carries through the bright and open main level. A sun-filled living room flows seamlessly into the dining area, while the kitchen shines with stainless steel appliances, mosaic tile backsplash, and French doors that open to your private backyard retreat. Out back, you'll love relaxing or entertaining in style with a 13' swim spa, gazebo, and mature landscaping. The primary suite is a true standout, featuring a spacious layout, ceiling fan, and a stunning walk-in closet with custom shelving and barn door entry. An additional bedrooms provide space for family, guests, or a home office. The lower level offers a cozy family room with wood-burning fireplace — perfect for movie nights or game day — plus a third bedroom, also ideal for a gym or playroom. This home is also built for the future. A 16 kW SolarEdge solar panel system (installed 2023) with 41 panels can offset up to 60% of a household's annual energy use, storing credits to help cover utilities in the winter. The system includes a 200-amp panel, exterior disconnect, and still carries 23 years of warranty. For electric vehicle owners, the garage boasts a dedicated 100-amp EV subpanel with load-minder technology for safe, efficient charging. All of this is set in a family-friendly community within walking distance to schools, shopping, parks, ball diamonds, and the endless trails of Nose Hill Park. Move-in ready, energy-smart, and lifestyle-friendly — this is the one you've been waiting for. Book your showing today and

Let's make YOUR dreams... Realty!