



GRASSROOTS
REALTY GROUP

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**95 Macewan Meadow Way NW
Calgary, Alberta**

MLS # A2267009



\$699,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,757 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: island in the kitchen, work table in the garage.

OPEN HOUSE SATURDAY NOVEMBER 1 FROM 1 TO 3 PM. Situated in the NW community of MacEwan, this 4 level split backs onto green space and offers comfort, style, and convenience. Bright, open-concept living and dining room are highlighted by vaulted ceilings and rich hardwood floors which give a spacious and inviting feel. Clean, modern kitchen features oak cabinets, granite counters, and large windows for natural light. The kitchen flows seamlessly into the family room. This space is perfect for entertaining or everyday living. The family room features a cozy wood-burning fireplace with brick accents, built-in shelving, and views to the West backyard. The main floor bedroom offers great flexibility for guests or extended family. This flex space also works as an office or library. A convenient newly renovated 3 piece bath completes this level. Upper floor primary suite is a large space with walk-in closet, new 3 piece bath including walk in shower and sightlines to the green space. Two more bedrooms and renovated 4-piece bath complete this floor. New vinyl plank flooring has been installed on this level. Freshly painted, the basement awaits your design ideas. An insulated, drywalled double attached garage will keep your vehicles warm this winter and offers more storage. The west-facing backyard is a tranquil space with mature trees, no rear neighbors and green space beyond. This home has been well maintained and is freshly painted. There are new light fixtures, newer furnace, and hot water tank. For your comfort, insulation has been added to the attic, and vented fans added to the bathrooms. Of course, there is A/C for the warmer months. MacEwan Park offers pickleball and tennis courts, playing fields and a playground right outside your door! Nose Hill Park is a short drive or bike ride away. This home is an easy commute to downtown, U of C,

and SALT.