



GRASSROOTS
REALTY GROUP

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667 Macewan Drive NW
Calgary, Alberta

MLS # A2267646



\$698,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Office Desk & Chair, Basement Desk Chair, All Unattached Cabinetry, Garage Remote x 1

OPEN HOUSE SATURDAY NOVEMBER 1ST, 12-2PM. Welcome home to the beautiful NW community of Macewan. This charming former showhome boasts everything you could wish for, starting with its impeccable curb appeal to a complete transformation. With all of the updates complete, simply move-in and enjoy. New windows and trim (2023), new roof and gutters (2023), new plumbing and all poly b removed (2023), stainless steel appliances, kitchen renovation (2025), bathroom vanities (2025), new carpet (2023), blackout blinds, deck and firepit, storage shed. Ideally situated on a spacious 40-foot wide lot and walking distance to two schools, Simons Valley and Monsignor Neville. As you step inside, you are welcomed by vaulted ceilings and soaring windows creating a bright and open feel. The kitchen has been nicely updated with stainless steel appliances, stone countertops and a new sink. The sunken living room is a cozy retreat, framed by a brick surround wood-burning fireplace, inviting you to relax and unwind in style. The main floor is complete with a home office, spacious bathroom, laundry and an oversized, heated garage with a new overhead door. Heading upstairs, you will find a spacious primary retreat with a walk-in closet and updated ensuite bathroom. Two additional generously sized bedrooms upstairs provide ample space for family members or guests, conveniently sharing a nearby updated main bathroom. The fully finished lower level provides a wonderful area for kids to play or to set up a home theatre/games area. Set with a fourth bedroom and full bathroom, this basement is the perfect set-up. Step outside into the welcoming backyard, where mature trees, a spacious deck and corner firepit area offer a dreamy outdoor space to relax in. Living in Macewan offers an unparalleled lifestyle, with proximity to Nose Hill Park offering endless

opportunities for outdoor enthusiasts, including hiking, biking, and running trails. Top-notch schools, playgrounds, and parks are all within the community and walking distance, catering to families of all ages. With a quick 15-minute drive to downtown and easy access to the airport and the mountains, convenience meets comfort in this exceptional home. Welcome home to Macewan perfection!