



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

MLS # A2277894



\$450,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,644 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, RV		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters		

Inclusions: some construction materials to finish bathrooms and other house projects

Fantastic opportunity to own a detached air conditioned home in the heart of MacEwan, featuring a sunny west-facing backyard and located kitty-corner to a large green space and playground just across the back alley. Renovations have been started, now it's your chance to complete the dream and add your own finishing touches. The updates begin the moment you arrive, with an inviting multi-level front deck and beautifully added side yard space enhancing the home's curb appeal. Step inside to soaring vaulted ceilings and a stunning, fully upgraded kitchen that spans the length of the room. No detail has been overlooked: gleaming white cabinetry with tiled backsplash, a double-depth gray accent island with extra storage and seating, butcher block countertops complemented by stone on the island, and thoughtful extras like a garbage/recycling drawer, under counter lighting, pot filler, soap dispenser, and lazy Susan. The impressive six-piece stainless steel appliance package includes a 6-burner gas stove with oven, separate electric wall oven, microwave, refrigerator with water and ice dispenser, built-in dishwasher, and hood fan. Rich laminate flooring flows through the open dining and living area, adding warmth and drama to the space. Upstairs, the primary bedroom offers a private 4-piece ensuite and an organized closet system. Two additional bedrooms and another 4-piece bath complete this level. The third walk-out level features a spacious family room with a cozy wood-burning fireplace and an additional 3-piece bath, perfect for entertaining or relaxing. The fourth level provides a versatile recreation, hobby, or office space, along with a sizeable laundry room (check out the washing machine with its separate delicate wash drawer). Thanks to the home's unique design, you'll also appreciate the expansive

crawl space storage. Outside, enjoy an oversized double detached garage plus a separately gated RV parking stall, while still maintaining generous yard space. With easy access to the green space and playground just across the alley, this property combines location, potential, and lifestyle. A rare opportunity to finish a beautifully started renovation and make it truly your own.