

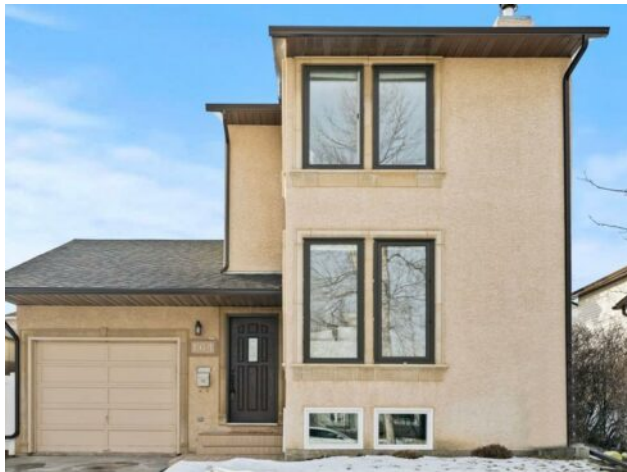


**GRASSROOTS**  
REALTY GROUP

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**161 Macewan Glen Drive NW**  
**Calgary, Alberta**

**MLS # A2283003**



**\$649,900**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Storage Shed, Digital thermostat, Air Conditioner, Wall Mounted shelves, Work bench and slat wall in garage, pergola in backyard

Welcome to this beautifully updated two-storey home in the highly desirable community of MacEwan Glen, offering the perfect balance of thoughtful renovations, functional living space, and an exceptional location. Situated on a corner lot and just steps from Nose Hill Park, this home provides immediate access to scenic walking paths and green space, while also offering quick connections to Stoney Trail, Deerfoot Trail, and a convenient commute to downtown via 14th Street. The home offers 1,373 sq ft of above-grade living space, plus an additional 543 sq ft in the fully developed basement, providing over 1,900 sq ft of total living space designed to adapt to a variety of lifestyles. The main floor has been fully renovated and showcases a bright, modern open-concept layout ideal for both everyday living and entertaining. Wide-plank flooring, recessed lighting, and large windows create a warm and welcoming atmosphere throughout. The living room flows seamlessly into the stunning kitchen, where crisp white cabinetry, quartz countertops, contrasting dark accents, and a large centre island with seating take centre stage. High-end stainless steel appliances include an induction cooktop, built-in wall ovens, and a statement range hood, while stylish pendant lighting and a sleek tile backsplash complete the space. The adjacent dining area offers direct access to the west-facing backyard, perfect for enjoying afternoon sun and evening sunsets. A convenient powder room completes the main level. Upstairs, the home features three well-sized bedrooms, including a bright and inviting primary retreat with a walk-in closet and private ensuite bathroom. Two additional bedrooms provide excellent flexibility for children, guests, or a home office, all finished in a soft, neutral palette. A full main bathroom completes the upper level. The fully developed basement adds valuable and versatile living

space. A spacious recreation room offers the ideal setting for movie nights, a play area, or a second family room. An additional fourth bedroom is perfect for guests or older children, while a dedicated office or flex space supports work-from-home needs. A full bathroom and a separate laundry room complete the lower level, creating a functional and comfortable extension of the home. Set in a quiet, family-friendly neighbourhood close to schools, parks, and everyday amenities, this MacEwan Glen home delivers exceptional lifestyle value combining proximity to nature, modern updates, and outstanding access to all areas of the city.