



**151 Macewan Ridge Villas NW
Calgary, Alberta**

MLS # A2293213



\$419,000

Division:	MacEwan Glen		
Type:	Residential/Five Plus		
Style:	Bungalow-Villa		
Size:	1,131 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Close to Clubhouse, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Discover exceptional comfort and convenience in this meticulously maintained end unit walkout bungalow villa, in the 55 + Heritage Village Complex. Offering 1710 sq ft of development + storage. The main floor features a good-sized living room with vaulted ceilings, a roomy dining area, and a well-equipped kitchen boasting abundant cabinetry and generous counter space. Enjoy year-round relaxation in the enclosed four-season sunroom, while the master bedroom offers double closets and a private 2-piece ensuite. A second bedroom and a modern 3-piece bathroom complete the main level, enhanced by durable laminate flooring and upgraded baseboards. The fully finished walkout basement offers extra living space, including a cozy family room with patio doors opening to a ground-level patio—perfect for entertaining or unwinding outdoors. Additional basement highlights include a versatile third bedroom, a second full bathroom, convenient hobby/storage room and a dedicated cold room. Parking is an attached single garage and a driveway space. Residents enjoy access to a fantastic central clubhouse featuring two floors of open space for social gatherings, a full kitchen, games room, and a welcoming library with a fireplace. Experience the pride of ownership and a warm community atmosphere in this beautifully cared-for complex—an ideal place to call home. The hi-efficiency furnace was installed 2012 and faithfully serviced every year. Other recent upgrades include; All poly b COMPLETELY REMOVED, main bathroom completely renovated with walk -in shower with seating, cupboards added to the laundry closet, new kitchen backsplash, counters resurfaced, new hood fan, new dishwasher and windows replaced in living room and main floor bedrooms. The current owner has just loved living in the unit and the feeling of community this

complex offers but it is time to take the next step.