



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

**MLS # A2293735**



**\$539,900**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wood Windows		

**Inclusions:** N/A

Check out the 3D Tour! With 1867 SF of developed space, this 4-level split is in the desirable community of MacEwan Glen. Boasting four bedrooms and 2.5 baths, this home perfectly accommodates family life and entertaining guests, with a living room, dining room, and family room featuring a wood-burning brick fireplace. These bones are ready to make this your home, perfectly situated on a quiet corner lot. This home's sloped lot features walkout entrances from both the developed third level and the spacious fourth-level basement, providing easy access to your oversized garage in an alley, which has a massive rooftop deck over the garage. Its prime location near schools, amenities, and major roads like Country Hills Boulevard, 14th Street NW, Nose Hill Park, and Shaganappi Trail West offers convenience and peace of mind. Enjoy close-by shopping at Beddington Towne Centre, Creekside Shopping Centre, and Beacon Hill Shopping Centre. Check out the potential of this home! Virtually staged photos for illustration purposes only.