



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

MLS # A2296106



\$670,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,021 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Gazebo, No Neighbours Behind, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)

Inclusions: Hood Fan - Electric Stove - Washer / Dryer - Refrigerator (Basement)

Welcome to this bright and spacious 4-level split home, filled with natural light and ideally located close to all amenities! As you enter, you are greeted by a sun-filled foyer featuring a skylight, new tile flooring, and a massive closet with sliding doors. The main level opens into a large living room with vaulted ceilings and oversized windows, creating an airy and inviting space. Just a few steps up, you'll find the formal dining room with its own window, perfect for entertaining. Throughout the main and upper levels, you'll appreciate the high-quality solid hardwood flooring. The spacious kitchen is equipped with stainless steel appliances, granite countertops, and ample oak cabinetry, including a built-in pantry feature. A convenient closet with a stackable washer and dryer adds functionality. The bright breakfast nook offers plenty of natural light and leads out to a large sun deck overlooking a spacious backyard—perfect for outdoor living. Upstairs, the home features a massive primary bedroom with a 3-piece ensuite and a generously sized closet. Two additional large bedrooms and another 3-piece bathroom complete the upper level. The third level walkout offers excellent flexibility, featuring a second kitchen with ample cabinetry, a large living area, and a separate entrance with a few steps down from the main floor, making it more convenient. This level also includes a bright bedroom with large windows and a 4-piece bathroom. Sliding doors lead to the backyard with a gazebo, enhancing the outdoor experience. The fourth level provides a spacious rec room/family room, along with a laundry area and plenty of storage space. The massive backyard offers great potential to build a double detached garage. Conveniently located within walking distance to bus stops, and close to 14th Street, Country Hills Boulevard, schools, playgrounds, and Nose Hill Park, this home

offers both comfort and accessibility. Don't miss this fantastic opportunity!