



**79 Macewan Meadow Rise NW
Calgary, Alberta**

MLS # A2299813



\$549,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: Storage Sheds

Welcome to this traditional 2 storey family home located in the established community of MacEwan Glen. Offering a functional and inviting layout, the main floor features a spacious living room, hardwood flooring, and a dedicated dining area perfect for family gatherings. The kitchen includes a bright breakfast nook, while the cozy family room serves as the heart of the home, showcasing a wood burning fireplace with gas lighter, brick surround, and classic mantle. This level is completed with a convenient 2 piece bathroom, main floor laundry, and access to the sunny south facing backyard. Upstairs you will find the primary bedroom with its own 3 piece ensuite, along with two additional well-sized bedrooms and a 4 piece main bathroom, making it ideal for a growing family. The basement offers excellent additional living space with a large recreation room perfect for movie nights, gaming, or a pool or ping pong table, plus an additional bedroom and the furnace/utility room. Outside, the property features a south facing fenced yard, ideal for pets and outdoor enjoyment, along with a side driveway providing parking for two vehicles or space for a trailer during the winter months. There is also plenty of room to add a future garage if desired. Located close to parks, schools, and amenities, this home offers a great opportunity to settle into a family-friendly neighbourhood.