



**65 Macewan Ridge Circle NW
Calgary, Alberta**

MLS # A2300268



\$675,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,331 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, No Back Lane, No Neighbours Behind		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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, Separate Entrance, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Basement suite appliances also included: refrigerator, electric stove, dishwasher, washer, dryer, hood fan

Whether you're just starting out, or downsizing and want everything within reach on one floor, this beautiful, bright, walk-out bungalow has everything the modern family needs - all in a fabulous neighbourhood! Upstairs, you'll find spacious living, dining, and kitchen space, a large primary bedroom with 4 piece ensuite, two more good-sized bedrooms, another 4 piece bathroom, and laundry area. Just off of the cozy kitchen nook is a deck with natural gas hook-up overlooking the lovely, fenced yard. Downstairs gives you AMAZING flexibility with a separate living space with full kitchen and laundry, a spacious living room, two additional bedrooms, and 3 piece bathroom. Designed with convenience in mind, it ensures your guests or extended family can enjoy their own private quarters while still being part of the household. Head right out the patio doors into your beautiful yard, complete with patio, adorable storage shed, and a potting shed under the deck. Close to schools, shopping, trails, and parks, there's something for everyone in this wonderful community. Welcome home to Macewan Glen!