



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

MLS # A2160199

\$625,000



Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,337 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Boat, Concrete Driveway, Double Garage A		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Jetted Tub, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Two Exterior Sheds.

Welcome to this amazing family home situated on a massive corner lot with almost 2,400 sq feet of living space spanning over four levels in the desirable community of MacEwan Glen. This wonderful home offers 4 bedrooms, 2.5 bathrooms and an amazing South facing backyard with a large two-tier deck, green space, fire-pit area, 2 storage sheds and RV/boat storage. As you enter your new home, you are greeted by vaulted ceilings and a tiled foyer leading to a large living room and dining room with large bay windows and durable laminate flooring throughout. The expansive kitchen offers plenty of cabinet space, stainless steel appliances, a functional eating space, vinyl flooring and is open to the stunning rear deck and lower level. The upstairs hallway is open to the living room below and offers 3 well-proportioned bedrooms, a 4-piece bathroom with jetted tub and includes a large primary bedroom with its own 3-piece ensuite and double closets. Moving to the spacious lower-level family room, you are greeted by a wood burning fireplace and a large window for natural light. The lower level also features laminate flooring, a 2-piece bathroom, laundry and access to the double attached garage. The basement offers additional living space with built-ins, a home office or recreation space, a sizeable bedroom (window does not meet egress requirements), storage room and a tremendously high and spacious crawl space. This home has been well cared for and includes a new roof (2023), low maintenance stucco, brick and wood trim exterior and has mature trees. MacEwan Glen is a family-oriented community and is close to schools, parks, playgrounds, transportation, shopping and provides easy access to major roadways. Please book your private showing today.