



GRASSROOTS
REALTY GROUP

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

MLS # A2178920



\$799,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,759 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Sloped Down		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s)		
Inclusions:	N/A		

Prepare to be captivated by this fully gutted 4-level split, offering a perfect blend of modern luxury and functional family living. Nestled in a friendly, sought-after neighborhood, this home is just a short distance from shopping, sprawling parks, and schools. Step inside to discover a bright and airy open-concept main level, where natural light cascades through the newer windows. The brand-new kitchen boasts quartz countertops, brand new stainless steel appliances, a large island with seating, and custom cabinetry. It seamlessly flows into the spacious living and dining areas, creating an ideal space for entertaining family and friends. Ascend a short flight of stairs to the private upper level, where you'll find a serene primary suite complete with a luxurious ensuite bathroom and a walk-in closet. An additional bedroom and associated updated full bathroom complete this level, offering comfortable accommodations for the entire family. The lower level provides a cozy and versatile family room with a new fireplace and a separate custom laundry room with new machines. This level also features a third bedroom and another beautifully finished bathroom. The finished basement offers even more flexible living space, perfect for a home gym, media room, or hobby space, along with ample storage. Outside, enjoy the private, fully-fenced backyard with a new patio, offering the perfect setting for summer barbecues and outdoor relaxation. The attached double garage provides convenience and additional storage. All plumbing, mechanical and electrical systems have been updated to meet current building codes. The roof was also replaced this year and the house is full of custom finishes throughout. This home's location is second to none. Enjoy the convenience of being within walking distance to Nose Hill park and a short drive to major shopping centres, lush community parks with

playgrounds and walking trails, and schools. Commuting is a breeze with easy access to major transportation routes that are only 15 minutes to downtown via 14th street. Don't miss your opportunity to own this exceptional, never lived in and completely updated home.