



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

28 Macewan Ridge View NW Calgary, Alberta

MLS # A2203606



\$779,986

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,116 sq.ft.	Age:	1990 (35 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	RC G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Wood Windows		

Inclusions: Washer, Dryer, Electric Range, Garage Control(s), Microwave (2), Refrigerator (2), All Window Coverings, Washer/Dryer Combination, Vacuum System w/o Attachment, All Light Fixture

This inviting 4-bedroom upstairs and 2 bedrooms basement home, offering 2116 q ft of living space, is built in the desirable MacEwan Glen NW community. Located in a very calm and peaceful neighborhood within walking distance to parks, ravines, and schools. The commodious two-storey with walkout basement features updated exterior elements, including a new roof, siding, and new appliances is complemented by a double front garage. The beautifully landscaped backyard offers a fully fenced yard with excellent outdoor living space. Inside, the home boasts a traditional layout with formal living and dining rooms, a large family room with a wood-burning fireplace, and a kitchen that was completely renovated four years ago with stainless steel appliances, a bay window, and ample cabinet space. Upstairs, you'll find four bedrooms, including a primary suite with a walk-in closet, ensuite with a jetted tub, separate shower, and new tile flooring. The home also includes an illegal basement suite with two bedrooms, a kitchen with a dining area, 2 bathrooms, and a family room. Additional features include main floor laundry, a guest half washroom, a newer hot water tank, and exceptional outdoor spaces such as a large balcony with a gas BBQ line, a covered front porch, and an interlocking brick patio in the backyard.