



GRASSROOTS
REALTY GROUP

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**116 Macewan Ridge Close NW
Calgary, Alberta**

MLS # A2211373



\$709,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,658 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to the sought-after neighbourhood of Macewan. This non-smoking 4 level split boast 3 bedroom up. The master bedroom includes a 3 piece on suite.. Beautiful vinyl flooring on main level and beautifully maintained hardwood on upper level and lower level. The basement level is framed for future development. Exit the dining area to your beautiful all Cedar deck with plenty of storage underneath, situated in the large back yard, complete with 2 sides with cedar fencing. The oversized insulated double garage for those frosty nights!