



GRASSROOTS
REALTY GROUP

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

80 Macewan Meadow Crescent NW
Calgary, Alberta

MLS # A2211450



\$649,999

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,036 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Asphalt, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)

Inclusions: Patio Furniture, BBQ, TV in living room

Welcome to 80 Macewan Meadow Crescent NW – a Rare Gem in a Prime Location! Discover this spectacular family home in the highly desirable community of MacEwan Glen, 2007.1 sq.ft. total of living space. This fully renovated and stylishly updated 4-level split is nestled on a quiet street in a mature neighborhood. It blends modern upgrades with timeless charm and offers incredible convenience. Featuring 4 bedrooms, 2 full bathrooms, and a beautifully landscaped, easy-to-maintain backyard with a wrap-around deck—perfect for summer enjoyment—this residence is designed for both comfort and functionality. Exceptional Features & Upgrades Exterior Highlights: A double-car garage added in 2023, brand new roof and Hardie board siding in 2024, a freshly painted deck and storage shed, new windows in the upstairs bedrooms, and a natural gas hookup with a barbecue—ideal for summer cookouts. Interior Upgrades: New carpeting in the lower level, fresh paint throughout, tile in bathrooms, laminate flooring on the main level, and a hot water tank installed in 2023. Main Floor Excellence Step into a bright and inviting living space, highlighted by vaulted ceilings and an open-concept layout that fills the home with natural light. The cozy living room features large windows, and a flat-screen TV mounted above an electric fireplace—creating the perfect ambiance for evening relaxation. Kitchen to Impress The fully renovated kitchen is a true showstopper, complete with stunning cabinetry, quartz countertops, and premium stainless-steel appliances including a fridge, dishwasher, induction cooktop, microwave, oven and range hood. Whether you're preparing a gourmet meal or entertaining guests, this kitchen seamlessly combines style and functionality. Lower-Level Comfort The lower level offers even more living space with a renovated

full bathroom, a home office setup, an additional bedroom, laundry room, and a spacious family room centered around a charming wood-burning fireplace—perfect for hosting family and friends or enjoying a quiet night in. Additional Perks The home includes a central vacuum system for added convenience. The homeowners are also open to selling the furniture—terms are negotiable with the right offer. Unbeatable Location Ideally located within walking distance to both public and Catholic elementary schools, and just steps from Nose Hill Park for outdoor lovers. Easy access to 14th Street NW and Country Hills Blvd puts you just minutes from the Country Hills Golf Club, Calgary Winter Club, shopping (Beacon Hill, Country Hills, Beddington Centre) and many other amenities. This home offers the perfect blend of modern upgrades, outdoor space, and a premium location. Schedule your viewing today and see for yourself why this property is the perfect place to call your home.