



GRASSROOTS
REALTY GROUP

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183 Macewan Ridge Close NW
Calgary, Alberta

MLS # A2211564



\$729,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Vaulted Ceiling(s)		

Inclusions: None

OPEN HOUSE SUNDAY AUG 24 FROM 1-3 PM | QUIET STREET | BACKING ONTO ECHO PARK & PLAYGROUND | Welcome to your new home in the heart of MacEwan Glen backing onto a park and walking path connecting to MacEwan Ridge Park and Nose Hill Park. Step inside and be greeted by soaring vaulted ceilings in the front living room and a formal dining area, perfect for hosting holidays or intimate gatherings. The bright and open layout flows into the sunken family room with a cozy gas fireplace, while the spacious kitchen offers endless cabinets, newer stainless steel appliances, and a sunny breakfast nook framed by bay windows overlooking the south-facing backyard. Upstairs, unwind in your private primary retreat featuring double closets and a 4 pc ensuite with a jacuzzi tub and separate shower. Two more generous bedrooms and a full bath complete the upper level. Downstairs, the fully finished basement offers a 4th bedroom, full bathroom, games room, flex space, and a rough-in for a wet bar. Your own backyard oasis awaits: professionally landscaped with mature trees (including fruit trees), a massive composite deck with glass railing, and sun all day long thanks to the south exposure. Recent updates include a newer roof (7 years), fresh paint, newer carpet, and a new concrete sidewalk to the backyard. Smart garage access via MyQ app for peace of mind. You'll also enjoy the convenience of being just minutes to two schools, sports fields, playgrounds, city transit, and quick access to Stoney Trail and Deerfoot Trail. Shopping is a breeze with Beacon Hill Centre only 10 minutes away - Costco, Home Depot, H-Mart, Winners, and more all at your fingertips. With over 2,600 sq. ft. of developed living space, this home is move-in ready and checks every box for families, professionals, or anyone wanting a quiet, safe street steps from parks and

pathways.