

\$625,000 - 168 Macewan Meadow Way Nw, Calgary

MLS® #A2088762

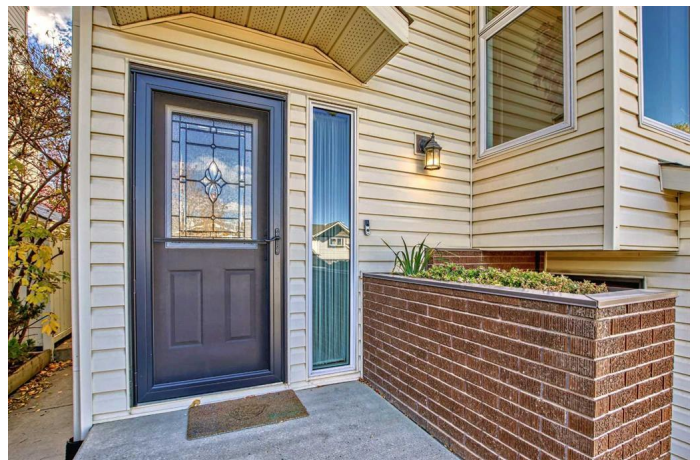
\$625,000

4 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.10 Acres

MacEwan Glen, Calgary, Alberta

Your long-awaited opportunity has arrived! I proudly introduce this meticulously maintained custom bi-level home, making its market debut for the very first time. This residence is a testament to unwavering pride of ownership and exhibits extraordinary craftsmanship in its design and construction. Located on a peaceful street in the coveted MacEwan Glen neighbourhood, this property is graced with a secluded west-facing yard, offering both privacy and tranquility. With a total of four bedrooms, this home is versatile, accommodating families of various sizes. The main level features a generously sized dining room and an expansive living room, creating the perfect setting for family gatherings and full 4 piece bathroom. The well-appointed kitchen, equipped with a gas stove, side by side fridge seamlessly flows to a deck, offering an ideal space for outdoor cooking and memorable BBQ evenings with natural gas connection. The primary bedroom is a haven of comfort, with a 3-piece ensuite that includes a walk-in glass shower boasting six shower heads and a functional walk-in closet. For those with a penchant for cars and storage, the double under-drive garage is not only insulated and drywalled but also highly functional with built-in storage cabinets and comes equipped with rough-in 220 for electrical vehicle charging. The basement is illuminated by abundant natural light, courtesy of its large windows, and it features convenient walk-out access at the front of the house. The family room, adorned



with a wood-burning fireplace, beckons for cozy gatherings. Additionally, the basement accommodates an extra 3-piece bathroom, a separate laundry room, and plenty of storage space. Adding to the home's allure, the property features ¾ oak hardwood flooring and did I mention a sun-soaked west-facing yard. Mature trees, meticulously landscaped greenery, a substantial exposed aggregate patio, and a well-constructed 16x10 deck collectively create a warm and inviting outdoor space. Numerous essential updates have been thoughtfully carried out over the years, including the installation of vinyl windows with UV and rain shield (some triple pane),upgraded plumbing lines, new roof shingles, a newer garage door, among other improvements. Nestled in a quiet location with a private, west-facing yard, this extraordinary property is more than just a home; it's a reflection of care, quality, and the potential for diverse lifestyles. Close proximity to Nose Hill park, schools, golfing and many other amenities. Book a viewing today, must be seen to be appreciated!

Built in 1986

Essential Information

MLS® #	A2088762
Price	\$625,000
Sold Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,335
Acres	0.10
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status	Sold
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Community Information

Address	168 Macewan Meadow Way Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K3J2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Insulated

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 7th, 2023
Days on Market	18
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office CENTURY 21 ELEVATE REAL ESTATE

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