

\$625,000 - 91 Macewan Meadow Way Nw, Calgary

MLS® #A2158767

\$625,000

4 Bedroom, 4.00 Bathroom, 1,731 sqft

Residential on 0.10 Acres

MacEwan Glen, Calgary, Alberta

Incredibly located BACKING WEST ONTO AN OUTSTANDING PARK featuring vast green spaces, tennis courts and a playground! This original owner home is extremely well-maintained showing pride of ownership throughout. Grand OPEN TO ABOVE CATHEDRAL CEILINGS and OVERSIZED WINDOWS create an airy ambience for entertaining and unwinding alike in the living and dining rooms. That same bright and light atmosphere is continued into the well laid out kitchen where extra windows ensure plenty of NATURAL LIGHT plus a moveable island and loads of cabinets and counter space provide ample storage and work surfaces. Bayed windows frame backyard views in the adjacent breakfast nook guaranteeing peaceful views during your casual gatherings. FULL-HEIGHT BRICK encases the charming WOOD-BURNING FIREPLACE in the sunken family room boasting HARDWOOD FLOORS and a cozy environment inviting relaxation. Also on the main level is a handy laundry room with a sink, shelving and enclosed storage plus a powder room for guests. Sunny SKYLIGHTS illuminate your ascent up the stairs. The primary bedroom is a calming oasis OVERLOOKING THE PARK with an expansive closet, wall-to-wall mirrors and a PRIVATE 3-PIECE ENSUITE, no need to share with the kids! Both additional bedrooms on this level are spacious and bright with easy access to the 4-piece bathroom. 9'™ CEILINGS adorn the finished basement,



where a huge rec room encourages engaging movies and game nights. A 4th bedroom and a 2-piece bathroom are great for guests. This level is also home to tons of storage to keep your seasonal items tucked away. Recent upgrades include: NEW CARPET, PAINT, AND SOME LIGHT FIXTURES, ALL THE WINDOWS ON THE WEST SIDE HAVE BEEN REPLACED AND THE ROOF SHINGLES WERE REPLACED IN 2015. Barbeque, unwind or soak up the WEST SUNSHINE on the deck in the beautiful backyard. A shed houses your outdoor equipment freeing up space in the DOUBLE ATTACHED GARAGE. Fully fenced the yard has ample space for kids and pets to play that continues into the park behind for endless outdoor recreation. Wonderfully located WITHIN WALKING DISTANCE TO NOSE HILL PARK and just a 4 minute drive to the Country Hills Golf Club. This family-friendly neighbourhood also enjoys ice skating rinks, many parks, playgrounds, access to great schools and close to major thoroughfares! Truly an unsurpassable location for this gem of a home!

Built in 1989

Essential Information

MLS® #	A2158767
Price	\$625,000
Sold Price	\$616,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,731
Acres	0.10
Year Built	1989
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	91 Macewan Meadow Way Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 27th, 2024
Date Sold	August 27th, 2024
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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