

\$625,000 - 3 Macewan Meadow Rise Nw, Calgary

MLS® #A2160199

\$625,000

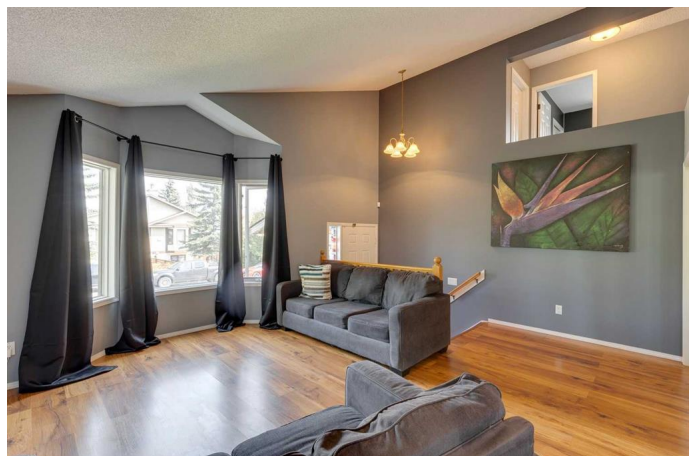
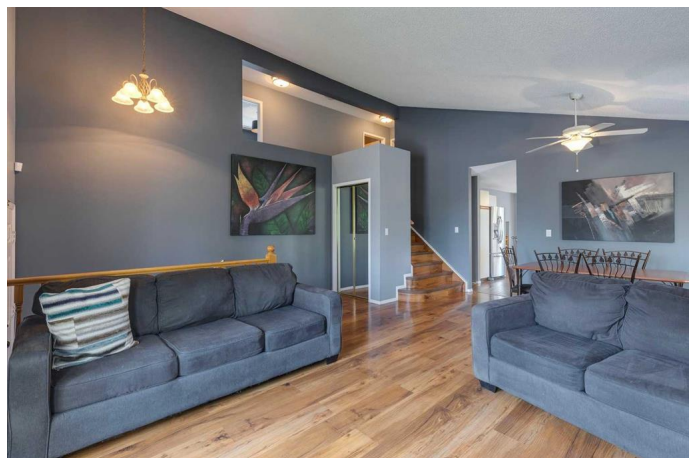
4 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.13 Acres

MacEwan Glen, Calgary, Alberta

Welcome to this amazing family home situated on a massive corner lot with almost 2,400 sq feet of living space spanning over four levels in the desirable community of MacEwan Glen.

This wonderful home offers 4 bedrooms, 2.5 bathrooms and an amazing South facing backyard with a large two-tier deck, green space, fire-pit area, 2 storage sheds and RV/boat storage. As you enter your new home, you are greeted by vaulted ceilings and a tiled foyer leading to a large living room and dining room with large bay windows and durable laminate flooring throughout. The expansive kitchen offers plenty of cabinet space, stainless steel appliances, a functional eating space, vinyl flooring and is open to the stunning rear deck and lower level. The upstairs hallway is open to the living room below and offers 3 well-proportioned bedrooms, a 4-piece bathroom with jetted tub and includes a large primary bedroom with its own 3-piece ensuite and double closets. Moving to the spacious lower-level family room, you are greeted by a wood burning fireplace and a large window for natural light. The lower level also features laminate flooring, a 2-piece bathroom, laundry and access to the double attached garage. The basement offers additional living space with built-ins, a home office or recreation space, a sizeable bedroom (window does not meet egress requirements), storage room and a tremendously high and spacious crawl space. This home has been well cared for and includes a new roof (2023),



low maintenance stucco, brick and wood trim exterior and has mature trees. MacEwan Glen is a family-oriented community and is close to schools, parks, playgrounds, transportation, shopping and provides easy access to major roadways. Please book your private showing today.

Built in 1988

Essential Information

MLS® #	A2160199
Price	\$625,000
Sold Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.13
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	3 Macewan Meadow Rise Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3K1

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Boat, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Jetted Tub, Laminate Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Great Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 13th, 2024
Days on Market	21
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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