

116 Macewan Ridge Close NW  
Calgary, Alberta

MLS # A2229086



**\$694,000**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Jetted Tub, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to a well laid out 4 level split home in desirable MacEwan Glen. Step into an inviting foyer that flows into a bright open main floor living and dining room. This beautifully designed home has an upper level primary bedroom with ensuite, 2 additional bedrooms and a 4 piece bathroom. The functional kitchen has timeless white cabinetry, stainless steel appliances which looks out onto the breathtaking cedar deck and large yard. Step down into the family room for those cozy evenings by the wood burning fireplace. The laundry room, 2 piece bathroom and double attached garage are conveniently located steps away. The undeveloped basement is ready for you to make it your own. Gorgeous newly custom designed cedar deck with enclosed under storage, overlooking the well maintained large cedar fenced yard. Perfect for family gatherings. Incredible location close to Nose Hill Park, many schools, outdoor recreation and scenic walking pathways. This is the perfect home to make lasting memories! Come see it today!