

# \$669,900 - 36 Macewan Meadow Rise Nw, Calgary

MLS® #A2227625

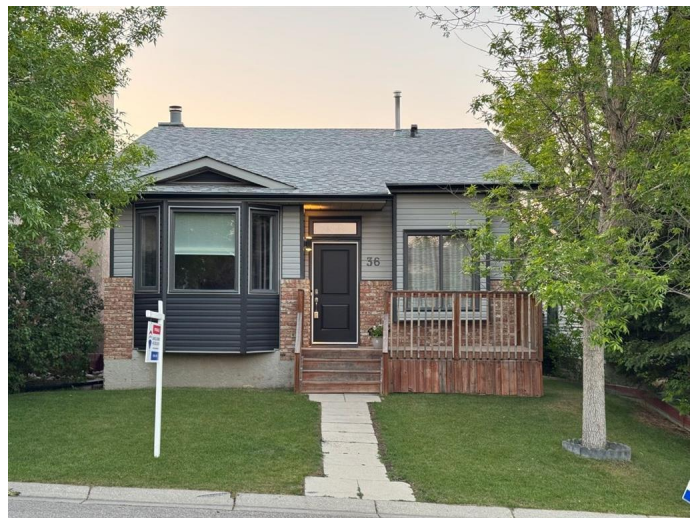
**\$669,900**

4 Bedroom, 2.00 Bathroom, 1,496 sqft

Residential on 0.10 Acres

MacEwan Glen, Calgary, Alberta

Location! Location! Stunning home with almost 1800sq ft of living space boasts great curb appeal with Brand-New Gray Vinyl Siding, perfectly contrasted by sleek Black Trim, Downspouts & Eaves, outdoor Light fixtures + a striking New Front Door. Fresh Shingles add durability & style, while a charming porch offers a welcoming touch. Enter the foyer with a closet for coats & footwear. Step up & left to find a bright & inviting open concept living & dining space w/ Vaulted ceilings. The impressive kitchen features tile floors, solid oak cabinetry, granite countertops, modern tile backsplash & full stainless steel appliance package w/ a microwave/hood fan offering both style & function. Upstairs the renoâ€™™d bathroom showcases tile flooring, contemporary marble vanity w/ drawer, cupboards & a modern faucet. Tub & shower combo includes an improved showerhead. Access to/from the cheater ensuite is convenient from the master bedroom & is easily isolated as a private bath. Master bedroom is a wonderful size & provides double closets. 2 more well-sized bedrooms are included, 1 of which features a wardrobe for closet space. Down to the 3rd level, which features another bathroom w/ Upgraded Kohler Comfort toilet, Vanity, Brushed Nickel Faucet & Handles, Neutral paint & Tile flooring + a Shower. A versatile 4th bedroom/office is also located here, complete w/ closet. Relax in the cozy family room w/ built-in shelving, a wood-burning fireplace & modernized to hold a



ceiling-mounted TV +/- or sound system. Rich mocha-stained hardwood flooring extends thru to the WALKOUT entrance. The basement offers great flexibility, ideal for a gym/hobby/playroom. Laundry area is tucked away in the utility/storage room & includes a Front Load Washer & Dryer. Stepping out thru the 3rd level walk-out door leads you directly onto the large back deck ideal for patio furniture & a BBQ. Maybe an option for extended family or convert to rent? Attached are raised garden boxes for flowers/herbs. A fenced grassy yard leads to the unique TRIPLE CAR GARAGE, had been used as a workshop + for a vehicle. A great option for a home-based business too. Offers a single garage door w/ opener for easy entry + oversize double swing doors for multi-use access ex: boat or trailer. Other KEY IMPROVEMENTS: 2 yr old Lennox-High-Efficiency, Smart thermostat-controllable 2-stage furnace w/ air recirc; 2 yr old larger Bradford White hot water tank; Dishwasher-3 yrs old; 50-yr shingles on house- 2 yrs old + brand new on garage; newer fence & retaining wall -west side of yard; modern paint colors; Even Heat Flow (Aeroseal) duct work & note the reduction of poly b + MOEN FLO system=leak & microleak smart detection, auto/remote water shut-off, flow & water use monitoring, all Wi-Fi controlled & via an APP from your cell + enjoy lower insurance cost! Home is in an amazing location- nice, quiet street w/ quick walk access to Nose Hill Park, schools, transit, shopping or head out to major routes! Seller is offering to Replace Carpets!

Built in 1987

### **Essential Information**

MLS® #	A2227625
Price	\$669,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,496
Acres	0.10
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	36 Macewan Meadow Rise Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K3J9

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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