

**224 Macewan Ridge Close NW**  
**Calgary, Alberta**

**MLS # A2286269**



**\$700,000**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,774 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Level, Low Maintenance Landscape, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Open Floorplan, Stone Counters, Storage		

**Inclusions:** Dishwasher, dryer, washer, stove, refrigerator, window coverings, microwave

\* OPEN HOUSE SAT, FEB 21ST, 11-2PM \* AMAZING VALUE UNDER \$700,000 | QUITE CUL-DE-SAC | STEPS AWAY FROM WALKING PATHS/OFF LEASH DOG PARK | NEWER HWT/FURNACE/ROOF | Welcome to this beautifully updated 4-bedroom, 2.5-bathroom home offering over 2,830 sq ft of total living space in the desirable community of MacEwan Glen. Location truly is everything! Tucked away on a quiet cul-de-sac just two doors down from MacEwan Ridge Park and its extensive pathway system connecting to Nose Hill Park and Hidden Valley Off Leash Area. This is an unbeatable setting for dog owners or walking enthusiasts alike, step outside to endless walking paths, open green space, and convenient off-leash adventures just moments from home. The main floor features a spacious dining room with vaulted ceilings and an elegant Juliet overlook from the staircase. The layout flows seamlessly into the inviting living room, complete with a cozy wood-burning fireplace for those chilly evenings. At the rear of the home, you'll find a brand-new kitchen showcasing quartz countertops, stainless steel appliances, ceiling-height cabinetry, and a bright breakfast nook with access to the west-facing deck and low maintenance backyard, ideal for summer BBQs and soaking up the sun. New luxury vinyl plank flooring runs throughout the main level, which also includes a convenient half bath and laundry room. Upstairs offers three generously sized bedrooms, a full bathroom, and a primary retreat featuring a large soaker tub in the ensuite. The fully finished basement completes the home with a spacious rec/media room perfect for movie nights or a billiards setup, along with an additional bedroom, hobby room, and a large utility room providing plenty of extra storage. Don't miss your opportunity to call this exceptional home yours,

book your private showing today!