

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

**MLS # A2291490**



**\$778,000**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,734 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Back		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Jetted Tub, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** none

Welcome to this beautifully updated walkout home , offering 2660 square feet of developed living space, perfectly positioned with a coveted west-facing backyard that opens directly onto a serene park with pathways and a children’s playground. Tucked into a quiet, private enclave with no through traffic, this is an ideal setting for families seeking both tranquility and convenience. Inside, the home has been thoughtfully upgraded over the years to blend comfort, style, and functionality. New modern, contemporary kitchen(2021) with quartz and sleek stainless steel appliances , main floor knock down ceiling with plenty of pot lighting , upper-floor carpets (Feb 2026) add a fresh, modern feel, while the 2023 windows and doors enhance energy efficiency and natural light. The striking staircase completed in 2020&mdash;features walnut accents and elegant iron spindles, setting the tone for the quality found throughout. The main floor showcases tile and hardwood flooring, recently updated bathrooms(2026), and the convenience of main-floor laundry. Zebra blinds on remote control upstairs and roller shades on the main level offer both privacy and sophistication. A charming wood-burning fireplace with a stone surround creates a cozy focal point for family gatherings. Outdoor living is equally impressive. The back deck was upgraded in 2024 with composite boards and sleek glass panels, providing a low-maintenance space to enjoy the mature trees and peaceful park views. The exterior front features timeless rundlestone, and Gemstone lighting (installed 2023) adds year-round curb appeal. A pony panel is already in place for future hot tub installation. Additional major features include the roof (2012) and furnace (2020). This exceptional location places you within walking distance of two elementary schools&mdash;both public and separate&mdash;and just

minutes from Nose Hill Park and a full range of amenities. A rare combination of privacy, upgrades, and family-friendly convenience—this walkout home is truly a must-see.