

16 Macewan Meadow Link NW Calgary, Alberta

MLS # A2343765



\$599,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,061 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Rear Drive, Se		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Interior Lot, Landscaped, I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows

Inclusions: 6 bar stools at kitchen island are included along with 2 TV wall mount brackets, free-standing coat rack at front entrance and free-standing coat rack at basement walkout level, 4 lighted ceiling fans, Shed.

OPEN HOUSE SATURDAY SEPT. 12 1:00 - 3:30 PM. Wow. Wow. Wow!! This exceptional 4 bedroom family 4 level split has been meticulously maintained and is situated on a quiet street in a PRIME MACEWAN LOCATION only a block to schools. This extraordinary family home must be seen and features a bright open plan that features a full front to back vault on the main with SOARING 14 FOOT CEILINGS and features a GORGEOUS CUSTOM BUILT TO-DIE-FOR KITCHEN that features a HUGE CENTRAL ISLAND W/QUARTZ COUNTERTOPS, HIGH END STAINLESS STEEL APPLIANCES, deep set single vessel sink, tons of drawers, in-island appliance storage, electrical outlets, a large pantry and more. A bright formal dining area accented with an elegant bow window and a fabulous main floor living room with CENTRAL WOOD BURNING FIREPLACE round out the main floor. Upstairs features three good sized bedrooms including a SPACIOUS PRIMARY BEDROOM WITH PRIVATE DECK and a FULLY UPDATED 4-PC ENSUITE. The 3rd level boasts a HUGE FAMILY/ENTERTAINMENT ROOM, a 4th bedroom, another full bath with new vanity & sink and a bright WALKOUT TO AN OUTDOOR PARADISE in the back yard that features a huge wrap-around deck, sprawling trees, perennials, full privacy fencing, exterior shed & double garage. The 4th level features an undeveloped games area, large laundry room & tons of storage for seasonal items. This is a one of a kind TURN-KEY PROPERTY that has everything you would want to have done including NEW TRIPLE PANE WINDOWS & EXTERIOR DOORS (2025), NEW HIGH EFFICIENCY FURNACE and ON DEMAND HOT WATER TANK (2026), NEW ROOF (2023), NEW CUSTOM KITCHEN (2026) NEW APPLIANCES (2024-2026), NEW LVP WIDE PLANK FLOORING on all 3 developed levels, NEW

PAINT (2026), NEW UPPER BATHROOM (2023), and NO POLY-B PIPING. PLUMBING IN HOME IS COPPER PIPE. The Garage had a NEW 14' DOOR installed (2025) and had a new roof installed (2016). Note the garage is a smaller double with a 14' door and will accommodate 2 smaller cars. Garage dimensions are 21'6" x 15'4". A large upper view deck spans the entire width of the rear of the home, had new Duradeck installed (2023) and overlooks a serene, exquisitely landscaped rear yard. Wood burning fireplace was WETT inspected at the end of 2025 and is fully operational. ALL RENOVATIONS WERE DONE FOR THE OWNER WITH METICULOUS CARE and this is NOT a flip. This outstanding family home has direct access to 2 schools, Nose Hill Park, pathway systems and all Macewan amenities and offers quick access to down town and the rest of the city! This is an absolute must see property that is rare to the Calgary market at this price. Don't miss viewing today!