

95 Macewan Ridge Close NW Calgary, Alberta

MLS # A2353562

\$695,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,729 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street, Secured		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	Fire pit and planters in backyard		

* OPEN HOUSE SUNDAY OCT 25, 2026 1PM-3PM * YOUR SEARCH COULD BE OVER! Set on one of MacEwan Glen's most desirable streets, this gorgeous four-level split offers great neighbours, walkable access to several schools, and easy access to Nose Hill Park and other community amenities. The west-facing backyard backs onto a greenbelt and a new playground, built in 2024. Step inside and take in the vaulted ceilings, natural light and warm hardwood floors. The standout kitchen, renovated by Legacy Kitchens in 2012 at a cost of \$72,000, features heated floors, custom cabinetry, built-ins, detailed millwork, a black appliance package with a combination gas/electric range, and Cambria quartz countertops. Enjoy your morning coffee in the kitchen nook or head out to the multi-tiered deck overlooking the green space. Upstairs, the spacious primary bedroom features a renovated ensuite with a soaker tub that's a must-see. Two additional bedrooms and a renovated four-piece bathroom complete the upper level. The third-level family room is made for movie nights, with a fireplace, built-ins and a large window. Down the hall are a fourth bedroom, laundry area, two-piece bathroom and direct access to the double attached garage. The lower fourth level offers a large recreation room ready for your creative ideas. The shop and storage area provide potential for a fifth bedroom and an additional full bathroom. You'll also find a well-organized mechanical room and plenty of extra storage in the crawl space. More highlights include Jeld-Wen triple-pane windows installed in 2012 (\$17,000), newer furnace installed in 2008 (\$6,000), central air conditioning installed in 2024 (\$7,000), newer hot water tank installed in 2024, all Poly-B plumbing replaced in 2021, an irrigation system, hot tub rough-in under the deck, Vacuflo rough-in and shingles estimated to date

from 2007. With an exceptional location, a thoughtful layout and an extensive list of updates, this home offers tremendous value on one of MacEwan Glen's standout streets. VIRTUAL TOUR AVAILABLE.