



THE
A-TEAM

**RE/MAX
FIRST**

181 MACEWAN RIDGE Villas, Calgary T3K4G3

MLS®#: **A2150603** Area: **MacEwan Glen** Listing Date: **08/08/24** List Price: **\$499,900**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1992**
Lot Information
Lot Sz Ar: **5,489 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,137**
Low Sqft:
Ttl Sqft: **1,137**

DOM

41
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Close to Clubhouse, No Neighbours Behind**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**
Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer**
Int Feat: **Central Vacuum, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`5"	3pc Ensuite bath	Main	5`4" x 9`1"
2pc Bathroom	Lower	4`9" x 7`4"	Bedroom - Primary	Main	11`2" x 13`9"
Bedroom	Main	8`8" x 11`0"	Dining Room	Main	10`11" x 10`4"
Kitchen	Main	14`1" x 13`0"	Living Room	Main	10`11" x 13`7"
Great Room	Lower	34`1" x 13`6"	Furnace/Utility Room	Basement	34`8" x 22`10"

Legal/Tax/Financial

Condo Fee:
\$602

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d35

Legal Desc: **9310496;50**

Remarks

Pub Rmks: **Welcome to this beautiful bungalow-style townhome located in an inviting 55+ community. This charming residence features an open layout with impressive vaulted ceilings, creating an inviting and spacious atmosphere. The home boasts two generously sized bedrooms and two and a half well-appointed bathrooms, ensuring ample comfort and space. The primary bedroom has abundant closet space in addition to a full ensuite bathroom! The kitchen opens to a lovely patio, great for outdoor dining and enjoying the fresh air. The finished basement, complete with a cozy fireplace, offers additional living space perfect for entertaining or unwinding. This unit also has lots of storage space downstairs for all of your belongings, room to craft or even a work space for your hobbies! Enjoy a secondary outdoor space, a large front porch, perfect for relaxing with your morning coffee or evening tea. The attached double garage provides secure and warm storage for your vehicles, along with easy access inside and extra storage space. Recent upgrades such as a newer furnace, hot water tank, and windows enhance the home's efficiency and comfort. The community clubhouse is a social hub, offering a variety of events and activities that make it easy to meet new friends and stay active. This exceptional townhome is an opportunity to enjoy a welcoming community and a relaxed lifestyle. Schedule your visit today and discover all that this lovely home has to offer!**

Inclusions: **Deep Freeze and Refrigerator in basement, steel shelving unit and wood shelving unit in basement**
Property Listed By: **Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







