



THE
A-TEAM

**RE/MAX
FIRST**

19 MACEWAN RIDGE Close, Calgary T3K 3A7

MLS®#: **A2177837**

Area: **MacEwan Glen**

Listing Date: **11/06/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**
Lot Information
Lot Sz Ar: **4,391 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,760**
Low Sqft:
Ttl Sqft: **1,760**

DOM

15
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Gentle Sloping,Landscaped,Rectangular Lot,Sloped Down**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Playground,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Washer,Window Coverings**
Int Feat: **Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 14`1"
Kitchen With Eating Area	Main	8`10" x 9`5"
Bedroom	Second	12`5" x 8`10"
Bedroom	Basement	10`8" x 8`5"
2pc Bathroom	Main	
4pc Bathroom	Second	
Laundry	Main	

Room	Level	Dimensions
Family Room	Main	12`6" x 13`2"
Bedroom - Primary	Second	13`8" x 12`2"
Bedroom	Second	12`0" x 8`10"
Family Room	Basement	10`8" x 15`0"
4pc Ensuite bath	Second	
4pc Bathroom	Basement	

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8910217

Remarks

Pub Rmks: **This bright and sunny two-storey split home boasts a fully developed walkout basement with a legal suite. It backs onto a park with a walking path and has new white vinyl fence on both sides. The home features vaulted ceilings in the living and dining rooms, along with a spacious main floor family room complete with a gas fireplace and custom bookshelves. The eating nook offers beautiful park views and access to a low-maintenance deck. The master bedroom includes a walk-in closet and a four-piece ensuite with a jetted tub and separate shower. Two additional bedrooms complete the upper level. New upgrades include fresh paint, new flooring on the main and upper levels, new light fixtures, and Poly-B free piping. This home is in an excellent location, quiet street, backing onto a large park in the family-friendly community of MacEwan Glen, close to schools, green spaces, shopping, Nose Hill Park, and major roadways. The door from main floor to the basement is closed, but can be easily opened by removing drywall behind the wood door.**

Inclusions:
Property Listed By: **Storage shed
C-Luxury Realty Ltd.**

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









