

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

MLS # A2202222



\$625,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Level, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Stone Counters, Storage		

Inclusions: N/A

This beautifully renovated Macewan bungalow has been transformed into a sophisticated and inviting home, offering the perfect blend of modern comfort and timeless charm. Located on a quiet street just one block from Echo Park's scenic walking trails, two blocks from Macewan Glen Park with sports fields, tennis courts, and a playground, and a short distance to Nose Hill Park, this home offers both tranquility and convenience. The main floor features a primary bedroom with an ensuite, plus three additional spacious rooms (two upstairs and two downstairs), along with three fully remodeled bathrooms, all boasting modern finishes. The stunning kitchen includes quality cabinetry, quartz countertops, and stainless steel appliances, ideal for both cooking and entertaining. With a cabinet pantry and a built-in home office workstation, this home is as functional as it is beautiful. The open-concept living and dining areas feature a granite-surround wood-burning fireplace, creating a cozy yet stylish space, while large picture windows offer tranquil views, including a bay window that overlooks the south-facing backyard and expansive deck—perfect for summer BBQs and gatherings. Outside, you'll enjoy low-maintenance landscaping with a stamped concrete patio and a composite deck (no painting required), offering plenty of space for relaxation or entertaining. The fully finished lower level includes a huge family room, updated full bathroom, two additional rooms, storage space, and a laundry/utility room. Recent upgrades include a new high-efficiency furnace and hot-water heater, newer roof and eavestroughs, plumbing replaced with a modern system (no poly-b), an insulated double garage, and air conditioning included, providing comfort and peace of mind. This move-in-ready home is the perfect place to relax, entertain, and enjoy life in one of the best

locations around.