



# 91 Macewan Meadow Way Calgary Alberta

\$625,000

BACKING WEST ONTO A FANTASTIC PARK with vast green spaces, tennis courts and a playground sits this ORIGINAL OWNER home! Pride of ownership is evident throughout! Grand OPEN TO ABOVE CATHEDRAL CEILINGS and OVERSIZED WINDOWS create an airy ambience for entertaining in the living and dining rooms. That same bright and light atmosphere is continued into the well laid out kitchen where extra windows ensure plenty of NATURAL LIGHT plus a moveable island and loads of cabinets and counter space provide ample storage and work surfaces. Bayed windows frame backyard views in the adjacent breakfast nook guaranteeing peaceful views during your casual gatherings. FULL-HEIGHT BRICK encases the charming WOOD-BURNING FIREPLACE in the sunken family room boasting HARDWOOD FLOORS and a cozy environment that invites you to sit back and relax. Also on the main level is a handy laundry room with a sink, shelving and enclosed storage plus a powder room. Sunny SKYLIGHTS illuminate your accent up the stairs. The primary bedroom is a calming oasis OVERLOOKING THE PARK with an expansive closet, wall-to-wall mirrors and a PRIVATE 3-PIECE ENSUITE. Both additional bedrooms on this level are spacious and bright with easy access to the 4-piece bathroom. 9' CEILINGS adorn the finished basement, where a huge rec room encourages engaging movies and game nights. A 4th bedroom and a 2-piece bathroom are great for guests. This level is also home to tons of storage to keep your seasonal items tucked away. Recent upgrades include: NEW CARPET, PAINT, AND SOME LIGHT FIXTURES, ALL THE WINDOWS ON THE WEST SIDE HAVE BEEN REPLACED AND THE ROOF SHINGLES WERE REPLACED IN 2015. Barbeque, unwind or soak up the west sunshine on the deck in the beautiful backyard. A shed houses your outdoor equipment freeing up space in the double attached garage. Fully fenced the yard has ample space for kids and pets to play that ...

Listing Presented By:



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See

**Mirror**

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Recreational, Games room 25.17 Ft x 10.25 Ft

Furnace 11.83 Ft x 7.50 Ft

Bedroom 11.92 Ft x 9.08 Ft

2pc Bathroom Measurements not available

Dining room 12.00 Ft x 7.33 Ft

Laundry room 10.33 Ft x 4.58 Ft

2pc Bathroom Measurements not available

Primary Bedroom 16.42 Ft x 11.92 Ft

Bedroom 11.25 Ft x 8.92 Ft

Bedroom 11.00 Ft x 9.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Living room 14.42 Ft x 10.50 Ft  
Family room 16.50 Ft x 12.67 Ft  
Other 15.92 Ft x 13.58 Ft

3pc Bathroom Measurements not available  
4pc Bathroom Measurements not available