



## 36 MacEwan Meadow Rise Calgary Alberta

\$649,900

Location! Location! Stunning home with almost 1800sq ft of living space boasts great curb appeal with Brand-New Gray Vinyl Siding, perfectly contrasted by sleek Black Trim, Downspouts & Eaves, outdoor Light fixtures + a striking New Front Door. Fresh Shingles add durability & style, while a charming porch offers a welcoming touch. Enter the foyer with a closet for coats & footwear. Step up & left to find a bright & inviting open concept living & dining space w/ Vaulted ceilings. The impressive kitchen features tile floors, solid oak cabinetry, granite countertops, modern tile backsplash & full stainless steel appliance package w/ a microwave/hood fan offering both style & function. Upstairs the reno'd bathroom showcases tile flooring, contemporary marble vanity w/ drawer, cupboards & a modern faucet. Tub & shower combo includes an improved showerhead. Access to/from the cheater ensuite is convenient from the master bedroom & is easily isolated as a private bath. Master bedroom is a wonderful size & provides double closets. 2 more well-sized bedrooms are included, 1 of which features a wardrobe for closet space. Down to the 3rd level, which features another bathroom w/ Upgraded Kohler Comfort toilet, Vanity, Brushed Nickel Faucet & Handles, Neutral paint & Tile flooring + a Shower. A versatile 4th bedroom/office is also located here, complete w/ closet. Relax in the cozy family room w/ built-in shelving, a wood-burning fireplace & modernized to hold a ceiling-mounted TV +/- or sound system. Rich mocha-stained hardwood flooring extends thru to the WALKOUT entrance. The basement offers great flexibility, ideal for a gym/hobby/playroom. Laundry area is tucked away in the utility/storage room & includes a Front Load Washer & Dryer. Stepping out thru the 3rd level walk-out door leads you directly onto the large back deck ideal for patio furniture & a BBQ. Maybe an option f...

Exercise room 15.42 Ft x 20.00 Ft

3pc Bathroom 7.08 Ft x 7.00 Ft

Family room 13.83 Ft x 16.92 Ft

Bedroom 10.50 Ft x 9.42 Ft

Living room 10.83 Ft x 13.75 Ft

Dining room 12.92 Ft x 8.25 Ft

Kitchen 10.58 Ft x 10.75 Ft

Other 8.67 Ft x 7.83 Ft

Primary Bedroom 10.50 Ft x 13.58 Ft

4pc Bathroom 10.50 Ft x 4.92 Ft

Bedroom 9.33 Ft x 10.08 Ft

Bedroom 10.50 Ft x 8.42 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca