

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

**MLS # A2229786**



**\$549,900**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,392 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Recessed Lighting, Storage		

**Inclusions:** None

**\*\*OPEN HOUSE - SUN JUNE 15th 2:00-4:00\*\*.** Nestled on a quiet close within the established neighborhood of Macewan Glen, this meticulously finished two-storey family home is a true gem, boasting 4 bedrooms and 4 bathrooms. The main floor showcases an inviting formal living room featuring a wood-burning fireplace, a spacious dining area, and an open kitchen design equipped with granite countertops and stainless-steel appliances as well as a convenient half bath and a dedicated laundry area. On the upper floor, you will find a generously sized master bedroom complete with an ensuite bath, along with two additional bedrooms and a full 4-piece family bathroom. The fully finished basement adds further appeal, offering a fourth bedroom, a 2-piece bath, a computer nook, and an expansive recreation room, perfect for family gatherings and entertainment. Step outside to enjoy the warm summer days in the fully fenced, spacious yard, featuring a large deck ideal for entertaining guests. Conveniently located just minutes from Nose Hill Park, and in close proximity to parks and playgrounds, this home is also a mere 10-minute drive to downtown. Don't miss the opportunity to view this exceptional property—schedule your showing today!