

157 Macewan Valley Road NW  
Calgary, Alberta

MLS # A2237867

\$649,900



<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Bookcases, Built-in Features, Central Vacuum, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

**Inclusions:** Wardrobes in Primary Bedroom, Bookcases in spare bedroom

Welcome to this beautifully maintained 4 bedroom, 3.5 bathroom home, ideally situated on a large corner lot surrounded by mature trees, offering both privacy and curb appeal in an unbeatable location. Step inside to find a functional layout perfect for growing families. The main floor features a large kitchen that opens up to the backyard, a formal dining room, sitting room with lots of natural light and a lower family room with oak built-ins and a wood burning fireplace. Moving upstairs you will find two bedrooms, a full bathroom and a primary suite with its own south facing balcony over looking the backyard. A fully developed basement featuring a fourth bedroom, a 3 piece bathroom, multiple storage spaces and 12' ceilings, ideal for a rec room, home gym, or media space completes the home. Not only has this home been lovingly cared for, it's also been upgraded for peace of mind with a new furnace (2024), updated vinyl siding, vinyl windows, updated shingles, and new garage door springs and opener (2024). Enjoy the convenience of being just a short walk to two elementary schools, multiple parks, and the expansive Nose Hill Park only minutes away. Commuters will love the nearby Calgary Transit stop with BRT access (only 5 stops to downtown)! This is the kind of location and space that rarely comes along. Come see for yourself why this could be your next perfect home.