# \$712,500 - 131 Macewan Meadow Way Nw, Calgary

MLS® #A2215680

# \$712,500

3 Bedroom, 3.00 Bathroom, 1,879 sqft Residential on 0.11 Acres

MacEwan Glen, Calgary, Alberta

A Backyard Oasis, Modern Upgrades, and Solar Powerâ€"Welcome Home!

Tucked into one of Calgary's vibrant communities, this beautifully updated 3-bedroom, 2.5-bathroom detached home combines classic charm with smart, sustainable upgrades. Whether you're looking to relax, entertain, or invest in a better future, this home is ready to deliver.

Step inside and feel the warmth of high ceilings and an open, airy floorplan, filled with natural light. A cozy family room with a wood-burning fireplace sets the perfect tone for quiet evenings and lively weekends alike.

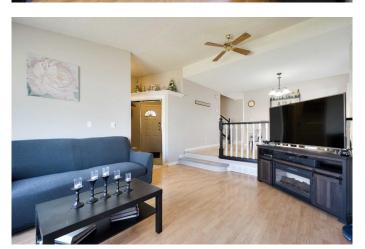
The bright kitchen is the heart of the home, featuring French doors that lead to a beautifully landscaped backyard. Outside, you'II find a large south-facing deck, a 13-foot swim spa, and a charming gazeboâ€"a true backyard escape for every season.

Upstairs, the primary bedroom is a peaceful sanctuary with a huge walk-in closet bathed in morning sunlight from a large east-facing window. Two additional bedrooms offer flexible space for family, guests, or creative pursuits.

On the lower level, a walkout-style door leads outside, blending convenience with practicality. Head down to the basement and you'll find a private office space, tucked away for focus







and quiet, along with a dedicated laundry room, utility area, and plenty of storage to keep everything organized.

A standout feature of this home? The SolarEdge solar panel system on the roof, sized at 11.46kW, helping you save on energy costs while supporting a greener future. Plus, the garage is EV charger ready, giving you even more value as you plan for tomorrow's needs today.

Whether you're dreaming of a stylish home, a smart investment, or a vibrant place to grow, this home offers it allâ€"with bonus features that set it apart from the rest.

Come see it for yourself and imagine the life waiting for you. Let's make YOUR dreams... Realty!

Built in 1985

#### **Essential Information**

MLS® # A2215680 Price \$712,500

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,879

Acres 0.11

Year Built 1985

Type Residential Sub-Type Detached

Style 4 Level Split

Status Active

# **Community Information**

Address 131 Macewan Meadow Way Nw

Subdivision MacEwan Glen

City Calgary
County Calgary
Province Alberta
Postal Code T3K 3J1

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High

Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Storage, Sump Pump(s),

Walk-In Closet(s), Suspended Ceiling

Appliances Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas, Wood

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas Starter, Stone, Wood Burning

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Barbecue, Garden, Private Yard, Rain Gutters, Rain Barrel/Cistern(s)

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level,

No Neighbours Behind, Private, Rectangular Lot, Street Lighting,

Gazebo, Standard Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Wood

## **Additional Information**

Date Listed May 1st, 2025

Days on Market 2

Zoning R-CG

## **Listing Details**

# Listing Office Royal LePage Benchmark

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