

131 MacEwan Meadow Way NW
Calgary, Alberta

MLS # A2215680



\$704,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,879 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Lawn, Lev		

Heating:	Fireplace(s), Forced Air, Natural Gas, Solar, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate, Linoleum, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
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), Suspended Ceiling, Walk-In Closet(s)		

Inclusions: Swim Spa, Built-in fish tank, Nexgrill BBQ on the back deck, Propane tank with BBQ, Built-in shelving in the garage, Built-in cabinet in the garage, TV and TV mount in the kitchen, TV and TV mount in lower level bedroom, TV and TV mount in primary bedroom, security system with panel, cameras, and sensors, EV charging station wiring in the garage, solar panel system

A Backyard Oasis, Modern Upgrades, and Solar Power—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'll find a large south-facing deck, a 13-foot swim spa, and a charming gazebo—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 all—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!