

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

**MLS # A2211373**



**\$709,900**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Jetted Tub, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to the sought-after neighbourhood of Macewan. This non-smoking 4 level split boast 3 bedroom up. The master bedroom includes a 3 piece on suite.. Beautiful vinyl flooring on main level and beautifully maintained hardwood on upper level and lower level. The basement level is framed for future development. Exit the dining area to your beautiful all Cedar deck with plenty of storage underneath, situated in the large back yard, complete with 2 sides with cedar fencing. The oversized insulated double garage for those frosty nights!