

WELCOME TO MACEWAN



DETACHED | 1,344 sq ft | 3 BEDROOMS | 3 BATHROOMS



233 MACEWAN GLEN DRIVE NW

Fantastic Location! This warm and welcoming home is just over a block from Nose Hill Park situated in the sought-after community of MacEwan Glen. Immaculately kept, this Hillside bungalow boasts a sunny west facing backyard. Step in to find a bright floor plan featuring a beautiful brick fireplace in the living room, a cozy dining room surrounded by large windows, open kitchen, 1- full bath, 3 generous sized bedrooms, plus a convenient 3 pce ensuite. The fully developed basement offers great use of space, hosting a separate side entrance, large bright family room, an office that could easily be converted to a bedroom, huge laundry/storage room with a good-sized window, and a 2-pce bath. Features include gorgeous laminate flooring in the living/dining room/hallway area, newer carpets in all the bedrooms and a newer garage door on the oversized double garage. The warm and private backyard is graced with garden boxes, patio, and a stone feature wall. An affordable home in an excellent location. Close to schools, shopping, parks, pathways and numerous other essential amenities. **MLS® # A1204868**



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MLS® #A1204868



233 MACEWEN GLEN DRIVE NW

Detached House

Possession: **60 Days / Negotiable**

Neighbourhood: **MacEwan**

Built in: **1983**

Foundation: **Poured Concrete**

Construction: **Stucco, Vinyl Siding, Wood Frame**

Parking: **Double Garage Attached (2)**

Main Level

Kitchen:	13'6" x 8'4"
Dining Room:	13'5" x 9'11"
Living Room:	16'11" x 13'6"
Primary Bedroom:	12'0" x 11'6"
Bedroom:	10'0" x 9'8"
Bedroom:	13'0" x 8'11"

Lower Level

Family Room:	16'11" x 14'9"
Office:	12'11" x 8'11"
Laundry:	11'4" x 10'3"

Appliances: Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Features: Central Vacuum/Attachments, Garage Door Opener



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