

175 Macewan Meadow way NW



175 Macewan Meadow Way NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1795.09 sq ft



0 4 8
ft



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Tel :587-573-3333
Email :support@insidemeasurements.com
Website:www.insidemeasurements.com

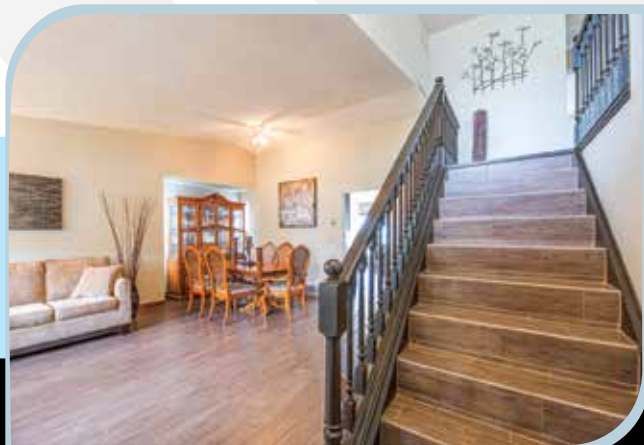
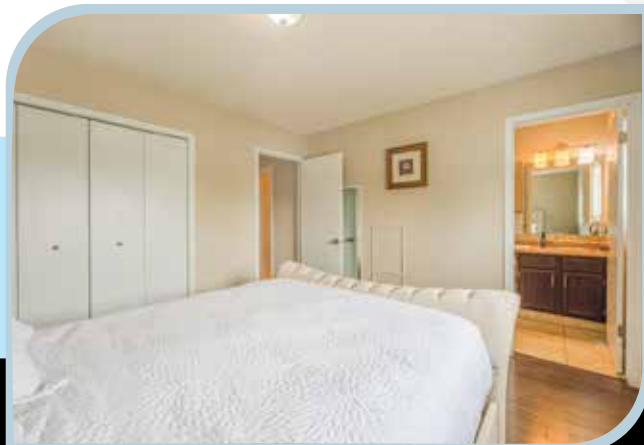
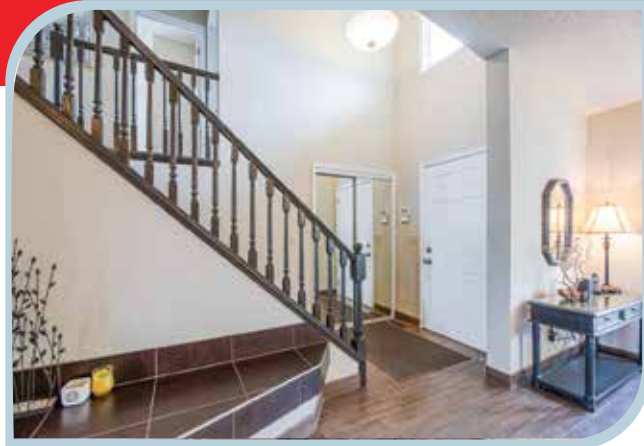
RMS | FLOOR PLAN | PHOTO | VIDEO | 3D
| VIRTUAL STAGING | | AERIAL SERVICE



The Real Estate Company Ltd
#11, 5080- 12a Street S.E.
Calgary, Alberta T2G 5K9
Bus/Pager: (403) 270-4060
Cell: (403) 607-5249
E-mail: gperri1952@gmail.com




GIOVANNI (JOHN) PERRI
REALTOR





MEASUREMENT REPORT

Measuring Technician	Masoud Alipourian	
Client Name	Giovanni Perri	<p>Sales 403-899-8686</p> <p>Tech Support 587-573-3333</p> <p>✉ sales@insidemeasurements.com support@insidemeasurements.com</p> <p>🌐 www.insidemeasurements.com</p>
Property Type // Order Information	Detached / Single Family Home	
Address	175 Macewan Meadow way NW	
City / Town	Calgary	
Date of Order	26-Aug-21	
Company / Brokerage Name	The Real Estate Company Ltd.	
Measurement procedure	RECA RMS // Detached	
Exterior wall size	2 X 6	



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 🌐 www.insidemeasurements.com

Summary Of Measurements

Total Measurements (RMS)	1795.09	Sq Ft	Property totals to be used within your MLS® system
Main level	1166.38	Sq Ft	
Upper level	628.71	Sq Ft	
Any Other Area			
Carriage House			
Basement	595.92	Sq Ft	
Total Developed Area	2391.01	Sq Ft	

Property totals to be used within your MLS® system

Room Dimensions					
Description	Measurements	Level	Description	Measurements	Level
2pc Bath	6'8" x 4'9"	M	Crawlspace	18' x 33'1"	B
Bedroom	10'3" x 11'9"	M	Hall	6' x 9'8"	B
Breakfast	12'10" x 6'11"	M	Storage	12'7" x 17'6"	B
Dining	14'9" x 7'	M	Storage	13'2" x 11'5"	B
Family	17'11" x 13'4"	M	WIC	6'9" x 5'4"	B
Foyer	4'8" x 4'8"	M			
Hall	12'4" x 7'8"	M			
Kitchen	12'10" x 10'	M			
Laundry	6'8" x 2'6"	M			
Living	14'5" x 14'7"	M			
Pantry	2'4" x 1'4"	M			
Pantry	1'5" x 2'7"	M			
4pc Bath	5'1" x 7'11"	U			
4pc Ensuite	5'1" x 7'11"	U			
Bedroom	9'1" x 11'5"	U			
Bedroom	12'7" x 8'11"	U			
Hall	7'2" x 13'11"	U			
M Bedroom	12'7" x 10'11"	U			
Bathroom Count // Pieces					
Two Piece (Ensuite)			Two Piece	1	M
Three Piece (Ensuite)			Three Piece		
Four Piece (Ensuite)	1	U	Four Piece	1	U
Five Piece (Ensuite)			Five Piece		
Car Garage: 20'05" x 21'11"					



E&O Insured (\$2,000,000)
RECA RMS stakeholder
Realtor Profile Videos // Now
Available

RMS MEASURING | FLOOR PLANS | HDR PHOTOS | 4K VIDEOS | AERIAL / DRONE SERVICES | 3D VIRTUAL TOURS |

Disclaimer: All total Sq.Ft. measurements completed and insured by Inside Measurements using the RMS Guide as prepared by RECA. Measurement Insurance provided is to be considered void without payment and/or altered in anyway. Total Sq.Ft. measurements are based on the area within the allowed perimeter of the home or condo not multiplying room sizes.They do not include decks, patios, garages, vaulted "open to below areas", plant ledge windows, areas with floor to ceiling, heights below five feet and fire place cantilevers.For more information on the residential measurement standard(RMS) please visit www.reca.ca.

FEATURE SHEET - Input Details					
Year Of Built		1987			
Sq Feet of House		1795.09			
Class		Residential			
Levels / Arch Style of Property		2 Storey/2 Storey Split			
Lot Size (Sq Feet / Acres)		415.12m^2			
Community		MacEwan Glen			
Tax Amount / Year		\$2712/2021			
Basement Status		Partially developed			
Suite(Legal / Illegal / No Suite)		No			
Laundry Features		Main floor			
Parking		Double Detached Garage			
Features		Granite counters, No animal home, No smoking home, Open floor plan, Pantry			
Community Features		Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights			
Appliances		Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings			
Other Equipments		Alarm System, Tool Shed			
Total Bed Rooms		4			
Total Washrooms		3			
Condo (Yes / No)		No			
Condo Fees		No			
HOA Fees		No			
Room Measurements					
Type	Level	Dimensions	Type	Level	Dimensions
Living Room	M	14'5"x14'7"	Recreation		
Kitchen	M	12'10"x10'	Bedroom	U	12'7"x8'11"
Dining Room	M	14'9"x7'	Bathroom	M	6'8"x4'9"
Bedroom	M	10'3"x11'9"	Bathroom	U	5'1"x7'11"
Hall	M	12'4"x7'8"	Ensuite Bathroom	U	5'1"x7'11"
M Bedroom	U	12'7"x11'11"			
Bedroom	U	9'1"x11'5"			
Main Level Sq Feet		1166.38			
Upper Level Sq Feet		628.71			
Basement Sq feet		595.92			
Total Above Grade Sq Feet		1795.09			
Garage Dimension		22'x22'			
Public Remarks: One of MacEwan Glen's most PRISTINE AND IMPRESSIVE quality homes is now available. This TURN KEY BEAUTIFUL 2 storey-split home is located on a quiet street in this desired location. The main floor boasts a SPACIOUS OPEN CONCEPT floor plan with beautiful imported Italian ceramic tiles that resemble hardwood floors. These features create a luxurious living room and formal dining room that are filled with natural light. The MAGNIFICENT main floor family room welcomes you with a stately fireplace for those cold winter days and patio doors that connect to an outdoor entertaining space complete with a concrete patio for an extra special dining experience. The adjoining large kitchen entices the chef in you with Bosch high-end stainless steel appliances and also features an eating area where to enjoy the morning sun. The main floor is conveniently laid out with a sophisticated powder room and laundry facilities, along with a fourth bedroom. An OPEN STAIRCASE leads to the second floor. This upper level is complimented with laminate flooring and tile throughout. The generous master bedroom is filled with lots of natural light and an upgraded master en-suite. Two other good sized bedrooms host space for queen size beds and large closets. A 4-piece bathroom is conveniently located on the upper level. The lower level is partially developed and has plenty of storage space. A low maintenance backyard, a tool shed, and an oversized garage (22'x22') with 10' high ceilings further enhances the living space. This home includes window coverings, is in pristine condition, and is move in ready. ATTENTION TO DETAIL and the abundant space of the GREAT FLOOR PLAN has made this home very comfortable and perfect for entertaining and relaxation. This PRISTINE home delivers QUALITY THAT MUST BE SEEN! Call now for further information.					

