

# \$485,000 - 634 Macewan Drive, Carstairs

MLS® #A2212226

**\$485,000**

5 Bedroom, 3.00 Bathroom, 1,081 sqft  
Residential on 0.19 Acres

NONE, Carstairs, Alberta

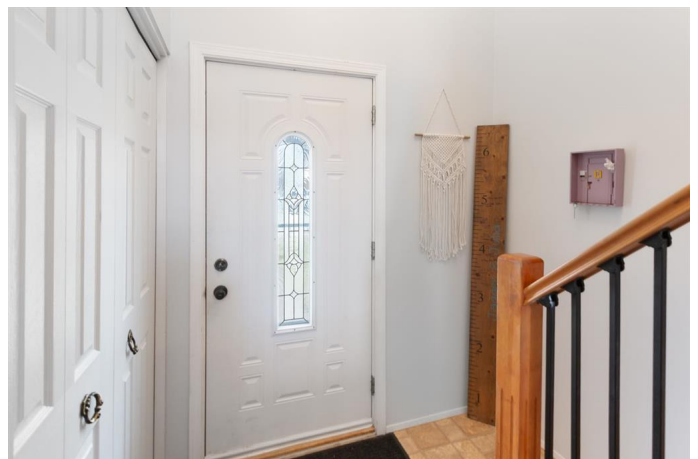
Welcome to 634 MacEwan Drive – a spacious and functional 5-bedroom, 3-bathroom bi-level home with a smart layout, income potential, and a convenient location just steps from shopping, dining, parks, and schools.

Built in 1975 and offering over 1,080 sq ft above grade, this home blends original charm with some thoughtful modern updates. The main floor features three bedrooms, including a primary suite with ensuite, plus an additional 4-piece bathroom. The main living space is bright and open, with good flow into the kitchen and dining area.

The lower level has been finished into a 2-bedroom non permitted suite, offering opportunity for fantastic revenue potential. It features a separate walk-up and out access, its own laundry, a 4-piece bathroom, and two generously sized bedrooms with great closet space. A drywalled passage at the top of the stairs currently provides a temporary separation between the two levels – easily reversible if desired.

Outside, the home offers two separate fenced yard spaces – one for each level – ideal for privacy or shared use in a rental situation.

Whether you're looking for a flexible family home or an investment opportunity with built-in income, 634 MacEwan Drive is well worth a



look !

Built in 1975

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212226    |
| Price          | \$485,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,081       |
| Acres          | 0.19        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 634 Macewan Drive    |
| Subdivision | NONE                 |
| City        | Carstairs            |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0N0               |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Wood Burning                                                   |

|              |                                                         |
|--------------|---------------------------------------------------------|
| Has Basement | Yes                                                     |
| Basement     | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Corner Lot, See Remarks |
| Roof              | Asphalt Shingle                                           |
| Construction      | Composite Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 11               |
| Zoning         | R1               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Quest Realty |
|----------------|--------------|

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