



GRASSROOTS
REALTY GROUP

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112 Shawinigan Way SW
Calgary, Alberta

MLS # A2239969



\$564,999

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,211 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

ALERT! INVESTORS AND FIRST TIME BUYERS! WITH OVER 2300 SQ FT OF DEVELOPED LIVING SPACE! 5 BEDROOMS + 3 BATHS INCLUDING A 4-PIECE ENSUITE + DOUBLE ATTACHED GARAGE! YOUR DREAM HOME AWAITS YOUR PERSONAL CREATIVE TOUCH! AMAZING LOCATION ON QUIET TREE LINED STREET BACKING ONTO WALKING PATHS, SCHOOLS, PARKS AND WIDE OPEN ATHLETIC FIELDS —perfect for active families. Walk the kids to school in minutes, enjoy year-round recreation at your doorstep, and relax knowing you've found a home in one of the area's most desirable locations. . The main level boasts VAULTED CEILINGS for a bright, airy feel, a spacious living/dining area, and a kitchen with breakfast nook that opens to A HUGE WEST FACING DECK - PERFECT FOR ENTERTAINING FAMILY AND FRIENDS. 2 GENEROUS SIZED GUEST BEDROOMS + 4 PIECE GUEST BATH + LARGE PRIMARY BEDROOM WITH 4 PIECE ENSUITE complete the main level. The fully finished lower level is LIGHT-FILLED WITH LARGE WINDOWS + COZY GAS FIREPLACE in the family room, 2 additional bedrooms, another 4-piece bath, and a full-sized newer washer and dryer. MAJOR UPDATES INCLUDE A NEW ROOF (2022) and NEW WINDOWS THROUGHOUT(Approximately 7 Years ago). Welcome to Shawnessy, one of Calgary's most vibrant, family friendly communities, offering a wide array of amenities, including the Shawnessy YMCA, the Shawnessy Shopping Centre, and numerous parks and pathways. Residents enjoy convenient access to transit, retail, and dining, plus quick connections to Stoney Trail for incredible city-wide access and a short trek to the mountains. SOLIDLY BUILT AND BRIMMING WITH POTENTIAL, this home awaits your PERSONAL

TOUCH! CREATE YOUR DREAM HOME—ALL IN A LOCATION THAT YOU WILL LOVE FOR YEARS TO COME! DID YOU KNOW THAT LENDERS WILL PROVIDE A PURCHASE PLUS IMPROVEMENTS MORTGAGE TO HELP WITH RENOVATION COSTS!! ASK ME HOW!