



**GRASSROOTS**  
REALTY GROUP

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**589 Shawinigan Drive SW**  
**Calgary, Alberta**

**MLS # A2241224**



**\$675,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,901 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Attached shelves in Garage, Wall Mounted Tire Rack

I am pleased to be able to offer you this exceptionally maintained home in the fantastic community of Shawnessy that provides Park space, schools, walking paths and great access to shopping and major roads. This is a great place to live. The stucco exterior is complimented by Newer Shingles and Windows giving you carefree maintenance for many years to come. The back yard is an exceptional area with a beautiful Gazebo for your activities and extensive flower beds create a warm, welcoming and relaxing space to enjoy any summer day! Step into the home to be greeted by a spacious foyer and a large bright living/dining room area with vaulted ceilings. Gleaming Hardwood Floors lead you through most of the main floor. A spacious kitchen and breakfast nook make daily activities a dream as you prepare meals with upgraded SS appliances all replaced in the last year! Step down into your family room and treasure the space with a comforting gas Fireplace surrounded by beautiful oak bookcases. The large bright window creates a picture frame of the amazing back yard! Convenience is provided by a main floor laundry room and the den that provides a comfortable workspace just off the back entry. The upper floor provides great family space with 3 bedrooms, and the Large Primary bedroom offers a walk in closet and full 4-piece bath. This former show home offers a great family living experience. With an unfinished basement you still have the chance to create you own special place. No need to spend a bunch of money as the poly B has all been replaced, the furnace is a newer High Efficiency Model, and the Hot water tank was replaced in 2024. Just move in and enjoy the home.