



GRASSROOTS
REALTY GROUP

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165 Shawinigan Drive SW
Calgary, Alberta

MLS # A2245353



\$709,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Vinyl Windows		

Inclusions: NONE

Welcome to this "STUNNING" Five bedroom, Four bathroom two story "Executive Home", situated on a corner lot in the mature family oriented neighborhood of Shawnessy. As you enter this bright and elegant home you are greeted with 14' vaulted ceilings, gleaming maple hardwood floors, a spectacular brick faced TWO sided wood burning fireplace (with gas starter) that doubles from living room to family room. The nook style kitchen has stainless appliances, (brand NEW dishwasher) under-mount sinks, granite counter tops along with a large eating area. The very spacious Master suite boasts double entrance doors, a five piece en-suite bath, a large walk-in closet and for convenience "Upstairs" laundry. The other two bedrooms on the second floor are also generous in size. But you will absolutely fall in love with the "Juliet" balcony open to the lower living area. The basement is fully finished with 2 more generous bedrooms, a four piece bath, a second family room as well as a wet bar/kitchenette. The south facing large deck with aluminum railings and treated wood floor along with the spacious back yard is ready for all your summer entertaining. Over \$40,000 has been spent in the past few years on : New roof, "Fortress" style treated wood fencing along most of the perimeter of the property (including retaining wall), and many NEW vinyl maintenance free double glazed windows. Located close to schools, shopping centers and other amenities. Don't miss this gem of a home. Book your private viewing today. It won't last!!