

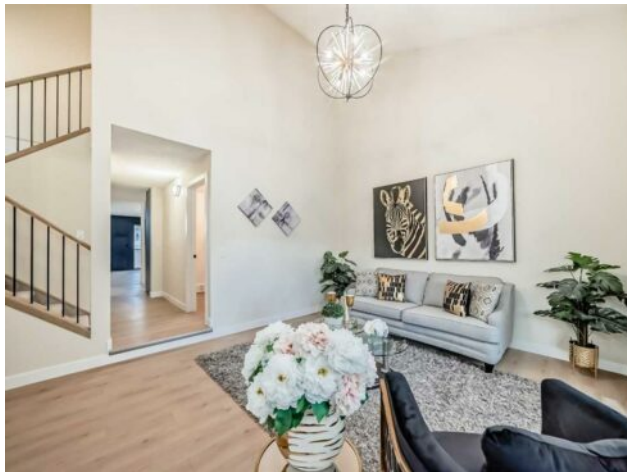


**GRASSROOTS**  
REALTY GROUP

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**311 Shawnessy Drive SW**  
**Calgary, Alberta**

**MLS # A2264049**



**\$699,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** None

Welcome to this beautiful detached 2 Story, totally renovated yet a designer home this time in desired Community of Shawnessy,. Perfect Investment, income property,, Live up and rent down or keep all to yourself as its ideal for a big family or folks like to live around mature tree but need brand new house, this will work. Comes with total 6 bedrooms, 3.5 washrooms, 3 living, two kitchens, separate laundry, basement have its own entrance, private deck and detached double garage outside, fenced all around the property. Here we go, as you entered, you will find a closet on left, greeted with an open concept living, beautiful stairs going to upper floor. Den/Office/ or use as a room, followed by open concept kitchen with custom cabinets, SS appliances, island, dinning and private living room with fire place, the deck at back, half wash and side entrance for outside, high end vinyl plank throughout the floor. The upper floor has its own stackable laundry conveniently located, with 3 bedrooms, a primary bedroom comes with its own 3PC Wash, huge walk in closet , other two bedrooms have 4 pc full bath for them, high end carpet and tiles in washrooms. Basement is fully finished, illegal suite comes with separate entrance and offers living room, kitchen, 2 bedrooms, 4pc bath, Furness and laundry room. Close to all the amentias, enjoy the showing and feedback will be appreciated thx.