



GRASSROOTS
REALTY GROUP

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210 Shawinigan Way SW
Calgary, Alberta

MLS # A2284079



\$619,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,569 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Stunning property on a corner lot. This home offers low steps to the front porch that leads to the entry door and opens to a spacious foyer that takes you to the enormous living room with beaming hardwood floors. It has a vaulted cathedral ceilings with huge windows that brightens the whole living area till sunset. The dining area is nicely placed overlooking the beautiful southwest facing deck and backyard with fruit bearing trees. For a little privacy when prepping stuff for guests or company the kitchen is in a separate room filled with functional appliances, drawers and cabinets for all your kitchen stuff. It has a breakfast nook area for you're quiet meals too. And for convenience the main floor has a half lavatory as well. On the second level has the large masters bedroom with walk-in closet and an ensuite full washroom. It also has the other 2 sizable bedrooms and another full bathroom. Going down the basement offers a big family/recreation area and 2 more bedrooms. The roof and sidings were both replaced 4 years ago as well as the furnace and hot water tank. This home is nicely tucked close to major roadways, schools, shopping, parks/playground, public transportation and other important amenities. Overall, a very solid well-maintained home for you to enjoy and call it your home sweet home. Schedule your private visit and be the first to put an offer today!