



**35 Shawmeadows Close SW  
Calgary, Alberta**

**MLS # A2290022**



**\$535,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

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

**Inclusions:** n/a

(Open House Sunday March 8 from 2:00 - 4:00 PM) Welcome to this excellent family home nestled in a neighborhood known for its friendly neighbors and welcoming atmosphere. This is a home where families grow, kids play, and lasting memories are made. Step inside to discover brand new luxury vinyl plank flooring throughout the main floor, paired beautifully with New baseboards, New window frames, and freshly retrimmed doors for a clean, modern finish. All windows have been upgraded to TRIPLE -GLAZED (2022&ndash;2025) &mdash; offering exceptional energy efficiency and comfort (except the front door window). The kitchen is perfectly designed for creating family meals, featuring a large opening that allows you to stay connected with both the family room and the backyard &mdash; ideal for keeping an eye on the kids or entertaining guests. The bright family room is situated at the back of the home, complete with a large window overlooking the spacious deck. Your large formal living room at the front of the home is perfect for those special occasions.&nbsp;Upstairs carpets have been professionally cleaned, making this home truly move-in ready. The basement is partially finished and offers flexibility for future development. One of the basement windows opens under&nbsp;the deck, providing an interesting option should the next owner wish to explore additional development. Flooring is still required, allowing you to personalize the space to your taste. Your laundry and storage is in the basement keeping it separate from your everyday living space. Outside, enjoy an excellent deck with plenty of room for kids to play and family gatherings. The double detached garage provides ample parking and extra storage. Additional features&nbsp;include: High-efficiency furnace (2019) Brand new dryer, Copper plumbing (no Poly-B) This home

offers comfort, efficiency, and room to grow &mdash; all in a wonderful family-friendly setting.