



**501 Shawinigan Drive SW
Calgary, Alberta**

MLS # A2149828

\$619,900



Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,367 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Storage, Tankless Hot Water		

Inclusions: BBQ

Fully finished (former Jayman showhome) 3+1 bedroom bungalow. As you walk in the front door you are welcomed by the vaulted ceilings, neutral colour scheme and feeling of space. There are hardwood floors throughout the main floor with carpet in the bedrooms. Kitchen includes a walk-in pantry, center island and eating nook. There is a stainless refrigerator, Jenn Air stove top, wall oven and dishwasher! The spacious master bedroom has a 3 pce ensuite with renovated walk-in shower & walk-in closet. Laundry is on the main floor at the end of the hallway plus two more bedrooms and a 4 piece main bathroom. Downstairs the gigantic recreation room would be great for entertaining or a home theatre! Includes a cozy corner fireplace with oak mantle and tile surround, games area, 4th bedroom, huge storage room and 2pc bath with room for a future shower. Nice west facing backyard with a large covered deck. Upgraded tinted windows & doors throughout. New shingles Spring 2023. Many upgrades including tankless hot water system, water softener , built-n vacuum, added attic insulation and central air conditioning. This upgraded and updated home is close to schools, transportation and shopping.