



**65 Shawnee Crescent SW  
Calgary, Alberta**

**MLS # A2152411**



**\$830,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,076 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Furnishings, TV's negotiable

Open House Saturday July 27 2-4pm Located on a quiet crescent with a short walk to Fish Creek LRT in sought after Shawnee Slopes. Upon entering this loving family home you are greeted with ceilings open to above a chandelier and a spiral stair case. The formal living room with dining area separated by a 3 way fireplace is just to the right of the entrance, to the left we have a 2piece bath with a gloss stretched ceiling, a mud/laundry room joining to the garage, basement entrance, family with a center brick fireplace with the kitchen being situated between the two. A red oak titanium finished hardwood floor through out the main level, bright and durable. As you make your way upstairs you will find 2 bedrooms with a 4 piece bath for the kids and a double door entry to the primary bedroom with double vaulted ceiling and a lavishly remodelled 4 piece en-suite, a soaker tub and a glass shower beautifully done. The fully finished basement offers a 4th bedroom, great room and a 3rd spa like updated bath. This home's bones have been updated with new pex plumbing, a newer high efficiency furnace, a/c unit, 2 hot water tanks and more. The shingles were replaced in 2017 and a new privacy fence installed in 2019. Many cosmetic upgrades, like baseboards, carpeting, hardwood flooring and solid core interior doors. Large corner lot with a super private backyard Make this home yours see it today!