



**33 Shawnee View SW
Calgary, Alberta**

MLS # A2199047



\$699,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,064 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Beautiful Family Home with Everything You Need! This incredible property, situated on a quiet cul-de-sac, offers a perfect blend of style, comfort, and functionality. Boasting a sunny south-facing backyard, it's an ideal space for families or anyone who loves entertaining. The main floor features a formal living and dining room alongside an open-concept kitchen and family room, complete with a built-in wall unit and cozy gas fireplace. Need extra flexibility? There's also a main-floor den that can double as a fourth bedroom! Upstairs, you'll find three spacious bedrooms, including a master suite with a walk-in closet and ensuite bathroom. The backyard is a true oasis—private, beautifully landscaped, with no rear neighbours and equipped with a gas line for your barbecue. The basement offers great potential for further development and already includes a 3-piece bathroom. ****Key Updates and Features:****
 - New furnace and centralized A/C (5 years old) - Water heater (2 months old) - Centralized water filtration system - Installed security system with cameras, ready to connect to your WiFi - Freshly landscaped backyard with gravel beds - Central Air Conditioner This home is move-in ready and waiting for you! Don't miss your chance to enjoy a property that has it all.