

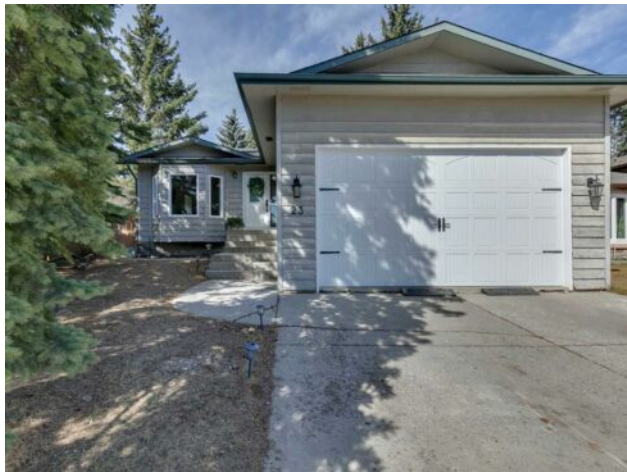


GRASSROOTS
REALTY GROUP

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23 Shawmeadows Rise SW
Calgary, Alberta

MLS # A2211817



\$624,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,250 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Open House Saturday April 19, 1:00 - 3:00pm. Welcome to this stunning and spacious 4-level split home offering 1,776 sq ft of fully developed living space—thoughtfully updated throughout for modern comfort and style. Featuring luxury vinyl plank flooring across all levels, this home combines functionality with tasteful design. Upstairs, you’ll find three generously sized bedrooms, including a renovated 3-piece ensuite and a gorgeous 4-piece main bath - also updated with elegant tile work. The main floor boasts an open-concept layout, perfect for entertaining. A bright kitchen with a large island flows seamlessly into the living and dining areas, creating a welcoming space for gatherings and everyday living. On the lower level, unwind in the spacious family room, complete with a projection screen for cozy movie nights, or enjoy the dedicated recreation space—ideal for a home gym, yoga studio, or playroom. A full 4-piece bathroom adds extra convenience and a walkout door leads directly to your beautiful stone patio, gazebo, and fire pit area—a backyard oasis with plenty of room to garden, play, or relax. New furnace in 2021, many new windows, electric fireplace, heater in garage 2021, garage door 2021. Backing towards Shannon Park, you’ll enjoy easy access to forested walking paths and a 5 minute walk to playgrounds. Bonus features include a water-on-demand system and countless updates throughout the home. Just a short drive to Stoney trail, 8 minute walk to the C-train, close to all the shopping centres (superstore, Walmart, winners, etc) and just a few blocks away from schools. This move-in-ready gem blends modern upgrades with natural beauty and space for every lifestyle—don’t miss your chance to make it yours!

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