



**263 Shawmeadows Road SW  
Calgary, Alberta**

**MLS # A2303945**



**\$645,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, In Garage Electric Vehicle C		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

**\*\*OPEN HOUSE SATURDAY MAY 9th 12:00-3:00PM\*\*** Prime location on a quiet street that ends at the Shawnessy Community Center/Barn with a huge park, playground and tennis courts! This beautifully updated home features over 2200 square feet of living space and high quality timeless finishings throughout. As you enter the main floor you are greeted by gleaming wide plank hardwood flooring to a bright, open-concept main floor designed for both everyday living and entertaining. Large picture windows flood the space with natural light, creating a warm and inviting atmosphere throughout. The well-appointed kitchen showcases warm rich walnut cabinetry, sleek black quartz countertops, tile mosaic backsplash, stainless steel appliances, under cabinet lighting, and a garden door leading out to the massive deck, perfect for summer gatherings and outdoor living. The kitchen flows seamlessly into the spacious dining and living areas, highlighted by vaulted ceilings and large windows. The spacious primary retreat offers "his & hers" closets along with a beautifully finished 3-piece ensuite featuring warm walnut accents, granite countertops, and a floor-to-ceiling tiled walk-in shower with glass door. Two additional generously sized bedrooms and adjoining 4-piece bathroom with 24x24 tile and a deep soaker tub completes the upper level. The walk-out third level is the perfect cozy escape, featuring a stunning rock feature fireplace wall in the family room, ideal for movie nights and relaxing evenings. This large level also includes a spacious fourth bedroom, adjoining 3-piece bathroom with walk-in tiled shower, laundry room, and direct access to the backyard. You also have a partially finished 4-level that makes a great gym space with lots of storage. The "wow factor" of this property is the expansive outdoor space with wrap around decks leading to a massive

25' rooftop deck! Great space to entertain and fully enjoy those long summer nights! Over top of the oversized 23'x21' double garage with lots of space and equipped with 240V/30A power outlets, perfect for EV vehicle charging or workshop tool use. All located in the desirable neighborhood of Shawnessy, offering exceptional convenience with nearby shopping, restaurants, schools, parks, pathways, and easy access to Fish Creek, Macleod Trail, Stoney Trail, and the C-train! This home checks all the boxes with style, functionality, comfort and convenience!