



GRASSROOTS

REALTY GROUP

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**65 Shawinigan Way SW
Calgary, Alberta**

MLS # A2309745



\$629,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,163 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: All window coverings with the exception listed, shed, all appliances with the exception of the stand up freezer in the basement

Discover the perfect blend of sophisticated comfort and an unbeatable location in this meticulously maintained home, tucked away on a serene, quiet street in one of the area's most prestigious enclaves. The lifestyle here is defined by nature, with your front door sitting mere steps away from an extensive network of scenic walking paths and lush local parks, making morning strolls or weekend adventures an effortless part of your daily routine. Inside, the home is immediately striking, featuring a bright and open-concept layout where soaring vaulted ceilings create an expansive, airy atmosphere bathed in natural light. The kitchen is a true centerpiece, boasting elegant full-height cabinetry and a brand-new suite of appliances—including a range, dishwasher, and microwave all installed in 2025—ensuring a modern, worry-free culinary experience from day one. The main floor is designed for both luxury and longevity, anchored by a primary retreat that offers a private three-piece ensuite and a spacious walk-in closet. Two additional well-appointed bedrooms and a full four-piece bathroom round out this level, providing the perfect configuration for families or those seeking the convenience of main-floor living. Your living space extends into a professionally finished basement that defies the traditional "lower level" feel; oversized windows flood the massive living area with sunlight, while a classic fireplace serves as the perfect focal point for cozy evenings. This level also includes a generous fourth bedroom and another full bathroom, offering a secluded and comfortable haven for guests or a home office. The exterior of the property is just as impressive, featuring a southwest-facing backyard that captures the absolute best of the afternoon and evening sun. For the outdoor enthusiast, the rear-accessible poured concrete pad offers a premium,

secure solution for boat or RV storage without sacrificing your yard space. Beyond the aesthetic and functional beauty, the home is reinforced by exceptional value and security, most notably a new roof installed in 2022 that carries a 50-year warranty, providing total peace of mind for decades to come. This is a rare opportunity to secure a turnkey residence where every major detail has been handled, all set within a community that truly offers the best of the outdoors right at your doorstep.