



GRASSROOTS
REALTY GROUP

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259 Shawmeadows Road SW
Calgary, Alberta

MLS # A2322400



\$544,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,152 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to 259 Shawmeadows Road SW, located in the desirable community of Shawnessy. If you are looking for a unique and cozy home, full of warmth and charm, this is it! With 4 levels of living space, and a beautiful yard to enjoy the seasons, plus a freshly landscaped front yard, this home is a must see! From the moment you walk in you are surrounded by lots of natural light and a freshly painted family room. The kitchen and dining room around the corner offer lots of counter and cupboard space, as well as newer cabinets. Up a few stairs you will find three well sized bedrooms, one with a 3 piece ensuite. A newly renovated stunning 4 piece bathroom completes this upper level. All bedrooms in the home have newly upgraded windows with "tilt and turn" European windows. Heading to the lower level is a wonderful bright coloured space, lending itself to a beachy fresh vibe. The main family room area leads out to the back yard deck for easy playtime. The fourth bedroom is perfect for a guest room with a 3 piece ensuite bathroom. A fun arched entry and a barn door lead to the basement, which is the perfect space for a playroom or flex area. The basement also provides lots of storage space and laundry area. Other features include new doors and closets in all four bedrooms, as well as a new upgraded front door. One of the best parts of this home is the family friendly backyard, filled with trees and grass area for the kids. Enjoy a morning coffee or evening sunset on the large patio or garage roof deck. Finally a 2 car detached garage which has been outfitted with 220V and separate breaker to keep your car nice and toasty in the winter. This home has so much to offer and is ready for its next adventure. Don't miss your opportunity to experience its charm, call your realtor and book your showing today!

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