



**304 Shawcliffe Circle SW  
Calgary, Alberta**

**MLS # A2325136**



**\$675,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Hot tub, Shed, Solar Panels and Garage Heater

**RARE GEM ON THE MARKET!** Beautifully maintained, thoughtfully upgraded, and truly move-in ready, this exceptional home showcases pride of ownership from the moment you pull into the driveway. Designed for comfort, efficiency, and everyday enjoyment, this home is loaded with upgrades, including SOLAR PANELS, CENTRAL AIR CONDITIONING, a TANKLESS HOT WATER SYSTEM, REVERSE OSMOSIS WATER FILTRATION, a WHOLE HOME HUMIDIFIER, and a HEATED GARAGE to escape Calgary's cold winter months. Throughout the home, you'll appreciate the carefully hand picked designer light fixtures that are sure to WOW, adding warmth, style, and character to every space. The big ticket improvements are already done. Simply move in and enjoy. Step outside to your private backyard retreat, unwind in the HOT TUB, or spend time with family and friends in a space designed for making memories. The fire pit is already roughed in and waiting for your personal touch. Situated on a quiet street in the highly desirable community of Shawnessy, you're just minutes from schools, parks, shopping, restaurants, transit, and major commuter routes. Homes offering this level of care, quality, and upgrades rarely become available. This isn't just another house. It's a HOME that has been loved, cared for, and thoughtfully improved. Don't miss your opportunity to make it yours. Book your private showing today!