



GRASSROOTS
REALTY GROUP

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540 Shawinigan Drive SW
Calgary, Alberta

MLS # A2327369



\$749,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, Soaking Tub, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Welcome to this beautifully updated single-family home, where thoughtful modern renovations meet warm, functional living spaces throughout every level. From the moment you step inside, you'll appreciate the quality and attention to detail that make this home truly move-in ready. The main floor is designed for both everyday comfort and effortless entertaining. A bright and inviting living room flows seamlessly into a formal dining room, perfect for hosting family dinners or holiday gatherings. The kitchen offers a connected eating area, ideal for casual meals and everyday family life, while the adjacent family room, anchored by a beautiful fireplace, offers a cozy space to unwind after a long day. Rounding out this level is a convenient laundry room and a stylish powder room. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suite designed as a true retreat. The primary features a generous walk-in closet and a private ensuite bathroom, offering a peaceful escape from the rest of the home. Two additional bedrooms share a second full bathroom, providing comfortable and flexible space for family members or guests. The fully finished basement extends the home's living space and versatility. A large rec room offers the perfect setting for movie nights, game days, or kids play area, while a fourth bedroom(window not egress) and full bathroom are an ideal space for guests or extended family. Two additional flex rooms provide endless possibilities, whether you need a home office, gym, playroom, or hobby space, and ample storage keeps everything organized and out of sight. Step outside to a backyard made for relaxing and entertaining. A deck provides the perfect spot for morning coffee or evening barbecues, while fresh sod creates a lush, green backdrop ready to enjoy all season long. Additional highlights include a

front-attached double car garage, offering plenty of space for vehicles and storage. Within minutes to a park with beautiful tree lined pathways, schools, and shopping the neighbourhood has everything you need. Don't miss this rare opportunity to own a beautifully renovated home that truly has it all.