



GRASSROOTS
REALTY GROUP

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411 Shawinigan Drive SW
Calgary, Alberta

MLS # A2330883



\$640,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,289 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot, Landscaped, See Remarks, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: art on stairwell wall. built in vacuum system

If you've been searching for the ease and convenience of ONE LEVEL LIVING, this beautifully maintained bi-level is the one you've been waiting for! Lovingly cared for and extensively updated over the years, this home shows an impressive 10/10 and is truly move-in ready. Outstanding curb appeal welcomes you with a timeless stucco and brick exterior, lush manicured lawns and UNDERGROUND IRRIGATION in both the front and back yards. Step inside to a spacious tiled foyer where soaring vaulted ceilings and rich hardwood flooring create a bright, open atmosphere throughout the main level. The inviting living and dining room combination is perfect for everyday living or entertaining family and friends. The spacious, family-sized kitchen offers an abundance of oak cabinetry, stainless steel appliances, a charming bay window in the breakfast nook and a moveable island that can be repositioned for additional floor space or used as the perfect prep station and lunch counter. Patio doors lead to the sunny SOUTHWEST-facing backyard featuring a huge deck—ideal for summer BBQs and relaxing evenings. The main floor hosts two generous bedrooms, including a spacious primary retreat with a walk-in closet and a spa-inspired ensuite complete with a tile-surround soaker tub, separate shower and oversized vanity with plenty of storage. The bright lower level feels nothing like a basement thanks to its large windows that flood the space with natural light. Here you'll find a spacious family room highlighted by a beautiful brick-faced fireplace, a third bedroom with an egress window, a versatile den that could easily serve as a fourth bedroom, plus an additional flexible room accessed through an elegant curved ceiling—perfect as a guest room, teenager's retreat, home office, home business or additional family room. A full bathroom,

finished laundry room with sink and built-in cabinetry, plus access to a massive crawl space complete this level. Valuable upgrades include mostly fresh paint, a new fence (2 years), new roof (2022), windows approximately 12 years old, all new toilets, and a furnace and hot water tank replaced in 2018. Ideally located close to schools, shopping and major transportation routes, this exceptional home has been meticulously pampered, offers quick possession and is truly turnkey. Don't miss this outstanding opportunity!