



GRASSROOTS
REALTY GROUP

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403 Shawinigan Drive SW
Calgary, Alberta

MLS # A2332037



\$624,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,204 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: Stove and Fridge in the basement suite

Life in Shawnessy becomes even more enjoyable when everyday conveniences, parks and schools are all within easy walking distance from this 6 BEDROOM bi-level with a sunny SOUTHWEST BACKYARD. Fresh interior paint, NEW VINYL SIDING completed in 2022, ROOF SHINGLES and an HE FURNACE installed in 2022, LAMINATE FLOORING updated in 2021 and an impressive 8.8 kW SOLAR PANEL SYSTEM combine to deliver outstanding comfort, efficiency and long-term value. Gather with family and friends in the bright front living area where a large BAY WINDOW fills the space with natural light before sharing meals in the dedicated dining area. Preparing meals is easy in the thoughtfully designed kitchen showcasing EPOXY COUNTERTOPS, a CENTRE ISLAND, STAINLESS STEEL APPLIANCES THAT ARE ALL LESS THAN A YEAR OLD and a cheerful breakfast nook for casual dining. At the end of the day, retreat to the spacious primary bedroom featuring DUAL CLOSETS and a PRIVATE 4-PIECE ENSUITE while 2 additional generously sized bedrooms and another full bathroom complete the main level. Flexible living continues downstairs where a large recreation area centred around an ELECTRIC FIREPLACE easily adapts to movie nights, games or extended family gatherings. Added versatility comes from the convenient KITCHENETTE equipped with a stove, fridge and sink, while 3 more bedrooms and a 3-piece bathroom with a stand-up shower create exceptional space for larger families, guests or multi-generational living. Summer afternoons are well spent on the raised deck overlooking the PRIVATE, FULLY FENCED SOUTHWEST BACKYARD with plenty of lawn for children and pets plus a FIREPIT for relaxing evenings under the stars. Parking and storage are well accommodated by the INSULATED, DRYWALLED DOUBLE ATTACHED

GARAGE. Just across the street, enjoy a large green space with walking paths, an outdoor rink, mature trees and easy access to the historic Shawnessy Barn and tennis courts, while nearby schools, shopping, restaurants and the Shawnessy LRT Station make daily life wonderfully convenient.