



GRASSROOTS
REALTY GROUP

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24 Shawcliffe Road SW
Calgary, Alberta

MLS # A2347224



\$579,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage		
Inclusions:	N/A		

You will absolutely love this beautifully updated bungalow offering over 2,000 sq ft of developed living space on a quiet inner street lot. Lovingly maintained and thoughtfully upgraded throughout, this exceptional 4 bedroom home checks all the boxes. The intelligently designed main floor is anchored by a chef inspired kitchen featuring quality appliances with ga stove, abundant cabinetry, generous counter space, exceptional storage, a bright breakfast nook, and great storage. A convenient side entrance also provides excellent potential for future separate access. The spacious living room is filled with natural light from large front windows and is complemented by rich wood flooring and a charming wood burning fireplace. The main level is completed by an updated 4 piece bathroom with excellent storage and convenient laundry, along with three bedrooms. The sun filled primary retreat offers a functional closet, while the additional bedrooms feature ample closet space and beautiful natural light. The fully developed lower level expands your living space with a large recreation room, games area, den, modern finishes, abundant storage, a second laundry area with washer and dryer, an updated bathroom, an additional bedroom, and a functional kitchenette complete with cabinetry, stove, and refrigerator. The separate side entrance provides excellent flexibility for extended family or future possibilities, subject to any required approvals. Outside, enjoy a private, sunny backyard with low maintenance landscaping, generous green space for entertaining, and a large double detached garage. Extensive upgrades include newer siding, roof, mechanical systems, windows, larger basement windows, and, low maintenance turf, durable rubber walkways. Ideally situated on one of the community's most desirable streets, you'll appreciate being close to schools,

parks, community centres, shopping, major roadways, cycling routes, and just steps to public transportation. This is an outstanding opportunity to own a move in ready home in an exceptional location. A must to see! Book your private showing today!