

131 Shawcliffe Circle SW
Calgary, Alberta

MLS # A2180728



\$699,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,205 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, C		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Gentle Slope		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Track Lighting, Vinyl Windows

Inclusions: Garage furnace, garage shelving, gazebo, shed

Jewel of a Deal!!! Convenient Shawnessy Location - Steps away from the outdoor Ice rink, parks, pathways, 3 schools, tennis courts, shopping, baseball, soccer, bike park, LRT, transit, and the major south expressways, including the new Stoney Trail exits. Check out this remodeled, URBAN STYLE HOME with many updated features & meticulously crafted - It is truly a wonderful family home. Over 2400+ SF of living space offering 4 bedrooms, 3 baths & a super-sized primary bedroom, and spa ensuite ... Check out the floor plan and 3D tour! This OPEN design features a CHEF's kitchen overlooking the breakfast nook area and the lower family room. The main floor layout includes a front living room, a large foyer, and many front windows. The kitchen is masterfully designed for efficiency, storage, and entertaining (classic white cabinet doors & trims), with upgraded stainless steel appliances, a tiled backsplash, a side window, and a front yard facing bay window(s). The dramatic central island offers a black dual basin sink, raised panel grey cabinet doors, and an eating bar for two. Upstairs includes an oversized primary bedroom with a full spa-like ensuite (Privacy glass sliding barn door, separate shower + floating vanity). 2 more generous-sized spare bedrooms, and an upper main bathroom. The walk-out basement level includes an 18' x 14' family room, laundry room, and a fourth bedroom ensuite. The lower 4 levels add an extra rec room, hobby area, and a flex room with a walk-in closet. Upgraded newer features include luxurious carpet, LVP, light & plumbing fixtures, a gas fireplace with brick and mantle details, white baseboards, doors, and staircase railings... and so much more! BONUS: Crawl space storage, Eave gutter guards, newer windows + doors, roof shingles, vinyl windows and doors replaced, newer vinyl fencing, rear lane, oversized 26' x 24' heated double

detached garage with one 11' x 10' overhead door + second 9' x 8' overhead door, side RV parking, big east facing back yard with low maintenance landscaping, 21' x 12' patio, firepit, BBQ area, sunny private backyard setting, rich front curb appeal and covered front entry. You must put this home onto your 'Must See List!