

**512 Shawinigan Drive SW
Calgary, Alberta**

MLS # A2226988



\$729,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Off Street, On Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases		

Inclusions: Hot Tub

Stunning Family Home! Welcome to this beautifully maintained and recently updated 2-storey with just over 3100 square feet of total living space, a double attached garage with large parking pad in the front, plus an RV / extra parking pad in the rear yard off the alley. The home has just underwent many improvements including a new roof, siding and eaves, stunning Real Hardwood Floors throughout, freshly painted main and upper floors, designer built-ins around the family room fireplace and wainscoting details added thru-out the mainfloor, several kitchen updates including new floors and built-in seating at the kitchen nook, some new windows plus much more! The mainfloor layout is ideal with the kitchen off the back leading to the deck and a front formal dining and living room that offer a perfect blend of comfort, functionality, and style that should be on the cover of a magazine! The Main Floor Laundry and mudroom off the garage complete this well-appointed level. The upper floor has been remodelled to improve it's every day use and will be appreciated by the next family, as now the primary bedroom features a large walk-in closet plus a full ensuite bathroom. There are 2 additional large bedrooms, another updated bathroom and the newly created Home Office offers a great private work space or if your family is growing it will be a perfect nursery. The basement is fully finished with an additional bedroom, full bathroom, plenty of storage and includes an awesome Wet Bar in the rec room – perfect for entertaining guests and watching the game, plus a Workout Area to stay fit without leaving home. The brand new multi-level deck and privacy wall make the outdoor area a true retreat, including the Hot Tub area for ultimate relaxation after a long day. The new storage shed, gazebo area and beautifully landscaped front and back make this home truly Move-In Ready,

and you'll know it was lovingly cared for and is ready for you to enjoy. Located in the desirable community of Shawnessy, this family friendly 4-bedroom home is just steps away from 3 schools, community outdoor rinks, basketball courts, tennis and pickleball courts, shopping, and several parks for your convenience. Factoring in the the great location mixed with a large, functional layout and luxurious features, it's the perfect place to call home! Book your showing today.... it won't last long!