

**267 Shawmeadows Road SW
Calgary, Alberta****MLS # A2240518****\$634,800**

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: 2nd fridge, washer, dryer

****Investor Alert updated & trendy 3 bedroom up with seperate entrance to the walkout basement that has 1 bedroom + den down**** This bright and functional main floor features a spacious living room with high vaulted ceilings and large windows that let in an abundance of natural light as soon as you enter the home. The open-concept layout flows into a generous dining area and around the corner you will find a modern kitchen with stainless steel appliances, lots of cabinetry, and a tile backsplash. A few steps down and you are now in a second cozy living area with a fireplace and sliding doors leads to the balcony, perfect for indoor-outdoor living. Additional highlights include a convenient main-floor laundry room and a half-bathroom. Upstairs, you'll find three comfortably sized bedrooms, including a spacious primary suite with a 3-piece ensuite bathroom and ample closet space. The additional two bedrooms are ideal for family, guests, or home office use and are serviced by a bright 4-piece main bathroom. This upper level provides a practical and private retreat for the whole family. The suited (illegal) fully developed walkout basement offers excellent versatility with its own private entrance, making it ideal for potential rental income. It features a bright and open living area thanks to the big sliding doors, a well-equipped kitchenette, a spacious bedroom, a full 4-piece bathroom, and a dedicated office space. With direct access to the backyard, this suited basement adds incredible function and value to the home. Situated on a big well-maintained lot, it features a double attached garage and a large driveway. The fully fenced backyard is a true highlight, offering a spacious lawn, garden beds, and a cozy fire pit area. Enjoy outdoor dining or morning coffee on the upper deck, while the lower patio off the suited basement provides private outdoor space for

downstairs occupants.