



258 Shawnessy Drive Calgary Alberta

\$589,900

Welcome to your dream home in Shawnessy! This meticulously maintained bilevel has natural light flooding into the living room through large windows, highlighting the vaulted ceilings and creating an inviting atmosphere. The gas fireplace is a central feature for gatherings with friends and family. The heart of the home is the well-appointed kitchen, complete with stainless steel appliances, including a gas range and microwave hood fan. A formal dining room is appointed just off the kitchen, as well as an additional casual dining space that overlooks your stunning, tree-lined yard, which is well-maintained and offers plenty of space for gardening or play. You will discover two spacious bedrooms up, one featuring a cozy electric fireplace, ideal for those chilly evenings. The home's thoughtful layout includes two upper bathrooms. A 4 piece bathroom and a 3-piece ensuite that connects one of the bedrooms through a pocket door, ensuring privacy and functionality. As original owners, the pride of ownership is evident in every detail of this home. The fully developed basement includes a workshop, laundry area, and a high-efficiency hot water tank, furnace, and humidifier for comfort year-round. Additional features include Vacuflow, water softener, and ceiling fans throughout. This low maintenance southwest-facing backyard is perfect for entertaining or simply relaxing. Enjoy summer BBQs with a convenient gas line already installed. A large shed is available for your backyard storage. There is also plenty of room for a potential garage to be built in the back. Situated within walking distance to three schools and Shawnigan Park, and just a five-minute drive to Shawnessy Shopping Centre, Cardel Rec Centre, YMCA, and more, this location offers unparalleled convenience. Enjoy easy access to parks, tennis courts, skating rinks, and extensive walking and biking paths for endless ...

Laundry room 11.50 Ft x 6.00 Ft

Recreational, Games room 31.50 Ft x 14.00 Ft

Storage 19.00 Ft x 9.50 Ft

Furnace 7.33 Ft x 6.00 Ft

Bedroom 13.00 Ft x 10.00 Ft

3pc Bathroom 8.50 Ft x 6.00 Ft

Kitchen 14.50 Ft x 10.00 Ft

Dining room 16.50 Ft x 9.00 Ft

Eat in kitchen 10.50 Ft x 5.00 Ft

Primary Bedroom 23.00 Ft x 12.50 Ft

Bedroom 13.50 Ft x 12.50 Ft

3pc Bathroom 8.00 Ft x 4.50 Ft

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Listing Presented By:



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See

Mirror

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Living room 17.50 Ft x 12.50 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft