



# 37 Shawinigan Drive Calgary Alberta

\$539,900

Nestled in the heart of Shawnessy, this meticulously maintained and lovingly cared-for home offers exceptional value. With over 2000 SF of living space, featuring 4 bedrooms, 3 full bathrooms, and a new, oversized single-car garage, all major updates have been taken care of over the years, including newer vinyl windows, siding, roof, and hot water tank. As you step inside, you're greeted by a cozy living room with large windows that fill the space with natural light. This inviting and airy area is perfect for relaxation and gatherings. The main floor boasts elegant laminate flooring and vaulted ceilings, seamlessly connecting each room. The kitchen, conveniently located just around the corner, offers good storage and cabinet space, complemented by a window over the sink. Next to the kitchen is a formal dining area, which overlooks the backyard with a deck and provides an ideal setting for family meals and entertaining guests. One of the standout features of this property is the beautifully landscaped West-facing backyard with a deck and pergola. Step outside to your private oasis for relaxation, gardening and outdoor living. Enjoy mornings and evenings on the pergola-covered deck, surrounded by mature trees and lush bushes. The backyard also features a brand-new oversized single-car garage and a convenient shed. Upstairs, you'll find two generously sized bedrooms, including a primary bedroom with a spacious walk-in closet. The main bathroom with a cheater ensuite door features dual sinks and a soaker tub. The lower level offers even more living space with a second living room with a cozy gas fireplace, an additional bedroom, and a full bathroom. The basement has an extra bedroom (non-legal-size window), a newer full bathroom, a laundry area equipped with a newer washer and dryer, and ample storage space, including a large crawl space. HWT was replaced in 2019, alo...

5pc Bathroom 6.92 Ft x 8.33 Ft

Bedroom 10.92 Ft x 15.08 Ft

Primary Bedroom 13.50 Ft x 11.75 Ft

3pc Bathroom 7.92 Ft x 6.17 Ft

Bedroom 11.33 Ft x 12.67 Ft

Furnace 11.42 Ft x 15.92 Ft

4pc Bathroom 5.08 Ft x 8.58 Ft

Bedroom 10.33 Ft x 11.83 Ft

Family room 15.92 Ft x 18.42 Ft

Dining room 12.00 Ft x 10.42 Ft

Kitchen 12.75 Ft x 10.17 Ft

Living room 12.00 Ft x 13.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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