



## 65 Shawnee Crescent Calgary Alberta

\$774,500

Located on a quiet crescent with a short walk to Fish Creek LRT in sought after Shawnee Slopes. Upon entering this loving family home you are greeted with ceilings open to above a chandelier and a spiral stair case. The formal living room with dining area separated by a 3 way fireplace is just to the right of the entrance, to the left we have a 2piece bath with a gloss stretched ceiling, a mud/laundry room joining to the garage, basement entrance , family with a center brick fireplace with the kitchen being situated between the two. A red oak titanium finished hardwood floor through out the main level, bright and durable. As you make your way upstairs you will find 2 bedrooms with a 4 piece bath for the kids and a double door entry to the primary bedroom with double vaulted ceiling and a lavishly remodelled 4 piece en-suite, a soaker tub and a glass shower beautifully done. The fully finished basement offers a 4th bedroom, great room and a 3rd spa like updated bath. This home's bones have been updated with new pex plumbing, a newer high efficiency furnace, a/c unit, 2 hot water tanks and more. The shingles were replaced in 2017 , hi-efficiency furce, hot water tanks 2018-2020 along with many additional cosmetic upgrades, like baseboards, carpeting, hardwood flooring and solid core interior doors. Large corner lot, exposed aggregate driveway, insulated and drywalled double attached garage. A super private backyard with permitted over height privacy fence in2019 make this a perfect home . See it today ,it may just be the right one! (id:6769)

Breakfast 9.75 Ft x 9.08 Ft  
4pc Bathroom 10.33 Ft x 4.92 Ft  
Bedroom 12.00 Ft x 10.25 Ft  
Bedroom 12.00 Ft x 10.25 Ft  
Primary Bedroom 15.83 Ft x 15.17 Ft  
4pc Bathroom 11.17 Ft x 11.08 Ft  
Bedroom 14.58 Ft x 11.75 Ft

Great room 26.83 Ft x 11.50 Ft  
Dining room 14.25 Ft x 12.08 Ft  
Family room 15.75 Ft x 11.42 Ft  
Kitchen 10.75 Ft x 8.67 Ft  
Living room 18.67 Ft x 12.08 Ft  
2pc Bathroom 5.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Stonemere Real Estate Solutions



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca