



125 Shawfield Way Calgary Alberta

\$649,000

Welcome to this beautifully updated 3-bedroom, 2-bathroom home nestled in the desirable community of Shawnessy. Boasting 2,197 sqft of thoughtfully designed living space, this residence offers comfort, style, and functionality for modern family living. Step into the inviting living room on the main floor, adorned with gleaming hardwood floors and a large bay window that floods the space with natural light. This cozy yet spacious area is perfect for both relaxation and entertaining. Ascend to the heart of the home on the second floor, where you'll find a well-appointed kitchen featuring stainless steel appliances, a walk-in pantry, and a charming breakfast nook. The adjoining dining room is ideal for family meals and gatherings. Enjoy your morning coffee in the spacious sunroom, which offers seamless access to the backyard. The second floor also hosts the primary bedroom complete with a walk-in closet and a luxurious 5-piece ensuite bathroom. An additional bedroom and a 4-piece bathroom complete this level. The lower level is designed for family enjoyment with a large family room showcasing a cozy gas fireplace surrounded by elegant brick. This level also includes a third bedroom, a laundry room, and an expansive storage area, providing ample space for all your needs. Step outside to the beautifully landscaped backyard featuring a lower deck, mature trees, and bushes, perfect for outdoor entertaining and relaxation. Additional under-deck storage offers convenient space for gardening tools and equipment. Recent updates to the home include new light fixtures, fresh paint and new carpet. Both the roof and vinyl siding were done in 2022, and the hot water tank was replaced in 2019. With a double attached garage, this charming home is situated in a family-friendly neighborhood, close to schools, parks, shopping, and transit. Don't miss your chance to make this delightful ...

Storage 11.17 Ft x 10.33 Ft
 Family room 20.50 Ft x 12.67 Ft
 Furnace 19.83 Ft x 10.83 Ft
 Bedroom 12.83 Ft x 9.17 Ft
 Living room 11.17 Ft x 11.17 Ft
 Foyer 9.08 Ft x 5.08 Ft

Sunroom 14.75 Ft x 7.83 Ft
 Primary Bedroom 15.00 Ft x 12.42 Ft
 Bedroom 9.75 Ft x 9.75 Ft
 5pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft
 Pantry 5.08 Ft x 3.33 Ft

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**RE/MAX REAL ESTATE
(CENTRAL)**

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Kitchen 10.67 Ft x 8.50 Ft

Other 7.50 Ft x 4.92 Ft

Breakfast 10.67 Ft x 7.25 Ft