



# 131 Shawcliffe Circle Calgary Alberta

\$699,900

Jewel of a Deal!!!! "JUST MOVE IN" Convenient Shawnessy Location - Steps away from the outdoor Ice rink, parks, pathways, 3 schools, tennis courts, shopping, baseball, soccer, bike park, LRT, transit, and the major south expressways, including the new Stoney Trail exits. Check out this remodeled, URBAN STYLE HOME with many updated features & meticulously crafted - It is truly a wonderful family home. Over 2400+ SF of living space offering 4 bedrooms, 3 baths & a super-sized primary bedroom, and spa ensuite ... Check out the floor plan and 3D tour! This OPEN design features a CHEF's kitchen overlooking the breakfast nook area and the lower family room. The main floor layout includes a front living room, a large foyer, and many front windows. The kitchen is masterfully designed for efficiency, storage, and entertaining (classic white cabinet doors & trims), with upgraded stainless steel appliances, a tiled backsplash, a side window, and a front yard facing bay window(s). The dramatic central island offers a black dual basin sink, raised panel grey cabinet doors, and an eating bar for two. Upstairs includes an oversized primary bedroom with a full spa-like ensuite (Privacy glass sliding barn door, separate shower + floating vanity). 2 more generous-sized spare bedrooms, and an upper main bathroom. The walk-out basement level includes an 18' x 14' family room, laundry room, and a fourth bedroom ensuite. The 4th level adds an extra rec room, hobby area, furnace room, and a flex room with a walk-in closet. Upgraded newer features include luxurious carpet, LVP, light & plumbing fixtures, a gas fireplace with brick and mantle details, white baseboards, doors, staircase railings... and so much more! BONUS: Crawl space storage, Eave gutter guards, newer windows + doors, roof shingles, vinyl windows and doors replaced, newer vinyl fencing, rear lane, oversized 26' x 24' heated...

- Recreational, Games room 17.42 Ft x 11.17 Ft
- Other 10.00 Ft x 8.25 Ft
- Storage 10.92 Ft x 9.42 Ft
- Furnace .00 Ft x .00 Ft
- Family room 18.08 Ft x 14.50 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Dining room 8.25 Ft x 6.08 Ft
- Foyer 13.75 Ft x 4.25 Ft
- Laundry room 6.83 Ft x 6.25 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 13.75 Ft x 10.75 Ft
- Bedroom 9.33 Ft x 8.92 Ft

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

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Bedroom 10.58 Ft x 10.33 Ft

Living room 16.92 Ft x 11.92 Ft

Kitchen 17.42 Ft x 12.00 Ft

Bedroom 10.17 Ft x 9.00 Ft

3pc Bathroom .00 Ft x .00 Ft