



## 53 Shawinigan Road Calgary Alberta

\$614,900

Welcome to this one-of-a-kind home with a unique floor plan designed for both elegance and flow. The spacious living room on the main level offers a welcoming space for relaxation, while the dining room, thoughtfully positioned above, provides a stunning overlook creating a sense of openness and connection between the two areas. This layout is perfect for entertaining allowing guests to enjoy the cozy ambiance of the living room while dining in a space that feels both intimate and airy. This lovely property features 3 spacious bedrooms upstairs, offering plenty of room for both family and guests. The master suite offers a peaceful retreat with a renovated 3 piece bathroom and ample closet space. Downstairs you are greeted with a beautifully finished basement with cozy family room and wood burning fireplace creating a warm and inviting space for relaxation and entertainment. This home also boasts an additional bedroom down with 2 piece bath and laundry room. Enjoy a bonus space perfect for a gym or hobby room and large utility room. The homes exterior has been elegantly update with Hardy Board and stone making it maintenance free while the spacious backyard features a large deck perfect for summer entertaining. With plenty space for kids to play and dogs to run freely this backyard provides the perfect setting for all your outdoor activities. This home is move-in ready and a perfect blend of style and functionality and comfort. (id:6769)

Family room 15.50 Ft x 13.67 Ft

Bedroom 11.92 Ft x 10.00 Ft

Furnace 15.33 Ft x 13.92 Ft

Exercise room 12.08 Ft x 11.08 Ft

2pc Bathroom 5.50 Ft x 5.92 Ft

Living room 11.33 Ft x 14.17 Ft

Dining room 10.67 Ft x 9.67 Ft

Kitchen 10.67 Ft x 10.08 Ft

Other 13.83 Ft x 6.00 Ft

Primary Bedroom 12.33 Ft x 14.08 Ft

Bedroom 12.58 Ft x 8.83 Ft

Bedroom 9.00 Ft x 9.25 Ft

4pc Bathroom 5.00 Ft x 7.42 Ft

3pc Bathroom 5.00 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

**RE/MAX**  
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