



## 7 Shawmeadows Bay Calgary Alberta

\$525,000

From the moment you walk through the front door, you will notice the openness of the floor plan. Lots of natural light from the huge bank of front windows bounces off the shining luxury vinyl plank floors. The living/dining room combo is great for entertaining family and friends. Head into the large kitchen, with tons of beautiful cabinetry and an abundance of counter space. What a great space for putting together your culinary delights. The upper level boasts a large primary bedroom with a walk in closet, plus a good sized additional bedroom. The 4pc bath has been updated with beautiful floor to ceiling tiles as well as a retro floor tiles. The lower level is finished with a huge bedroom/flex room, and a convenient 3 piece bathroom. The laundry/storage/mechanical room has plenty of room for storing your extras. The expansive back yard is fully fenced, great for the kiddos to play and enough room to put up a garage too. Other features to note - knock down ceilings, newer hot water tank, newer washer / dryer, central vacuum system and a dog run! This home is situated in a quiet cul-de-sac, in close proximity to the Shawnessy Shopping Centre, restaurants, elementary and junior high schools, quick access to Mcleod Trail and Stoney Trail. You are only a block walk away from the LRT station as well. Don't delay, it won't last long! (id:6769)

Bedroom 6.00 M x 2.72 M

3pc Bathroom 2.39 M x 1.78 M

Living room 4.62 M x 4.42 M

Dining room 3.25 M x 3.12 M

Kitchen 3.20 M x 3.18 M

Primary Bedroom 4.40 M x 3.58 M

Bedroom 3.30 M x 2.69 M

4pc Bathroom 2.39 M x 1.50 M

Listing Presented By:



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