



# 113 Shawfield Bay Calgary Alberta

\$599,900

UPDATED beauty in Shawnessy! The home features a completed renovated lower bathroom, reverse osmosis drinking water system, tankless water heater, water softener, and new shingles installed within the last two years. Permanent LED exterior lights add the finishing touch to this beautifully updated home. This wonderful 4-bedroom, 2-bathroom, 4-level split offers an ideal blend of comfort, convenience, and modern updates throughout, not to mention a double detached garage. Step into the main floor and be greeted by a spacious living room, perfect for entertaining or relaxing. Adjacent is the dining area, which flows seamlessly into a large kitchen, boasting ample cabinet and storage space. Whether you're a seasoned chef or a casual cook, you'll appreciate the functionality and roominess this kitchen provides, and all appliances have been replaced in the last 5 years. Upstairs, the primary bedroom features bay windows that flood the room with natural light, and dual closets for all your storage needs. Two additional bedrooms provide ample space for family or guests. The 4-piece bathroom is a haven of relaxation with its jacuzzi tub, perfect for unwinding after a long day. The lower level is designed for cozy family gatherings around the built-in fireplace and bookshelves, and there's also a convenient office for your work-from-home needs and a 3-piece bathroom. Plus, enjoy easy access to the backyard through the walk-out feature, making indoor-outdoor living a breeze. The partially finished basement offers even more space with a fourth bedroom, a large laundry area, and an undeveloped section that's versatile enough to become a gym, storage area, or whatever you envision. Outside, the maintenance-free yard is perfect for outdoor living with multiple decks. One deck is ideal for BBQs, while another accommodates your patio set and hot tub. This home comes equipped with...

Bedroom 11.17 Ft x 10.67 Ft

Laundry room 7.83 Ft x 10.25 Ft

Family room 15.75 Ft x 20.92 Ft

Office 8.17 Ft x 11.00 Ft

3pc Bathroom 4.92 Ft x 7.58 Ft

Kitchen 11.92 Ft x 11.25 Ft

Dining room 12.33 Ft x 9.67 Ft

Living room 11.75 Ft x 18.33 Ft

Primary Bedroom 14.25 Ft x 13.08 Ft

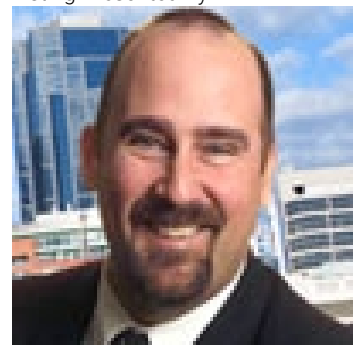
Bedroom 10.25 Ft x 9.00 Ft

Bedroom 8.33 Ft x 9.67 Ft

4pc Bathroom 11.83 Ft x 4.92 Ft

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