



## 17 Shawglen Court Calgary Alberta

\$525,000

Tucked into a cul-de-sac and backing onto the pathway system, this welcoming three-bedroom home offers space to grow, indoors and out. Poly-B plumbing has been removed and replaced with PEX—a valuable update already taken care of. A large, bright living room sets a comfortable tone, while the spacious kitchen features stainless steel appliances, including a double-oven stove. The kitchen and dining area overlook the backyard, with access to a generous wooden deck for summer meals and relaxing evenings. A convenient half bath and roomy front foyer complete the main floor. Upstairs, the spacious primary bedroom easily accommodates a king-size suite and offers direct access to the four-piece bathroom through a cheater ensuite layout. Two additional bedrooms provide room for family, guests or a home office. The unfinished basement is ready for your future plans. The large R-C2 zoned lot is beautifully landscaped, with a fenced rear yard and a paved front driveway accommodating three or more vehicles. With the LRT within walking distance, the community association and recreational facilities just steps away, and shopping, entertainment, eateries and a wide selection of schools nearby, this is a lovely place to put down roots. Click on the 3D Icon to take a Virtual Tour. (id:6769)

Primary Bedroom 13.00 Ft x 18.33 Ft

Bedroom 10.50 Ft x 8.42 Ft

Bedroom 8.17 Ft x 9.33 Ft

4pc Bathroom 7.25 Ft x 9.33 Ft

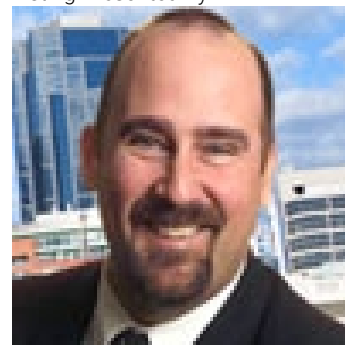
Kitchen 10.92 Ft x 10.50 Ft

Dining room 8.08 Ft x 11.42 Ft

Living room 13.00 Ft x 16.42 Ft

2pc Bathroom 7.17 Ft x 5.50 Ft

Listing Presented By:



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