



## 212 Shawmeadows Road Calgary Alberta

\$598,000

Set on a peaceful street and backing onto the historic "Barn" in Shawnessy, this lovely home is surrounded by a beautiful 17-acre green space that features playgrounds, tennis courts, and inviting landscapes. Recent upgrades, including newer windows, a newer roof, and a fresh fence, enhance both the comfort and curb appeal of this property. The main level greets you with a warm and cozy front living room, perfect for entertaining family and friends. The room features a stunning vaulted ceiling that opens up to the dining area above, creating a spacious feel. A charming brick-faced fireplace adds character and serves as a cozy focal point, complementing the adjacent second bedroom. On the upper level, you'll find an updated kitchen that offers easy access to a generous back deck and a south-facing yard, ideal for enjoying sunny days and the scenic views of the surrounding green space. The spacious master bedroom also resides on this level, providing a peaceful retreat complete with a cheater door that leads to a stylish 4-piece bathroom. The lower level of the home expands its living space with a sizable rec room, a third bedroom, a 3-piece bathroom, and laundry facilities, with direct walk up access to the backyard from this level. An oversized crawl space provides ample storage solutions, while the double attached garage adds an extra layer of convenience. This home is a must-see, seamlessly blending comfort, style, and an exceptional location into one inviting package! (id:6769)

Family room 22.08 Ft x 10.58 Ft  
Bedroom 8.75 Ft x 8.17 Ft  
3pc Bathroom 10.25 Ft x 5.83 Ft  
Laundry room 5.17 Ft x 4.00 Ft  
Living room 12.50 Ft x 11.42 Ft

Kitchen 11.75 Ft x 10.25 Ft  
Dining room 11.58 Ft x 8.33 Ft  
Primary Bedroom 12.75 Ft x 18.00 Ft  
Bedroom 10.58 Ft x 8.33 Ft  
4pc Bathroom 10.58 Ft x 6.50 Ft

Listing Presented By:



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