



279 Shawinigan Drive Calgary Alberta

\$609,987

Incredible opportunity--on the market for the first time with the original owner! Presenting the Berkley 91, a former showhome by "Going to" Carolina Homes." This 3-level split floor plan is both sustainable and livable, fully developed to meet all your needs. The home is situated proudly on an enormous pie-shaped lot across from the school and close to all recreation and amenities. The backyard is so spacious that you can park a large Class A motorhome inside the fenced area. Enjoy the mature landscaping with fruit trees, and a tiered deck overlooking a hot tub under a roof enclosed gazebo. Enter through the front door to a large, welcoming foyer, with the living or dining room to your right. Upstairs, the grand kitchen invites family gatherings filled with laughter. The super-sized backyard is perfect for hosting, so you'll need to call out loud for dinner time. The primary bedroom features a walk-in closet and a 4-piece ensuite. The main bath serves the additional two bedrooms. The fully developed lower level boasts a cozy fireplace in the family rec room, an additional bedroom, a 2-piece bathroom, and several hobby/office spaces. Railroad enthusiasts will appreciate the themed park in the double attached garage (look but don't touch until you buy). The total square footage is around 1,700 sq ft, with 1,200 sq ft on the upper levels and 500+- sq.ft on the lower level, providing ample space for family fun and enjoyment. Seller has new floor covering for lower family room ready for the new owner to install if desired. Call for your private viewing! (id:6769)

Other 10.67 Ft x 7.00 Ft
 Bedroom 10.00 Ft x 10.00 Ft
 2pc Bathroom 3.67 Ft x 3.08 Ft
 Living room 10.00 Ft x 13.25 Ft
 Dining room 10.67 Ft x 11.00 Ft
 Family room 18.75 Ft x 13.67 Ft

4pc Bathroom 8.67 Ft x 5.75 Ft
 Kitchen 10.67 Ft x 11.17 Ft
 Primary Bedroom 12.50 Ft x 13.75 Ft
 Bedroom 9.17 Ft x 9.42 Ft
 Bedroom 10.17 Ft x 9.00 Ft
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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