



## 33 Shawnee View Calgary Alberta

\$739,900

Beautiful Family Home with Everything You Need! This incredible property, situated on a quiet cul-de-sac, offers a perfect blend of style, comfort, and functionality. Boasting a sunny south-facing backyard, it's an ideal space for families or anyone who loves entertaining. The main floor features a formal living and dining room alongside an open-concept kitchen and family room, complete with a built-in wall unit and cozy gas fireplace. Need extra flexibility? There's also a main-floor den that can double as a fourth bedroom! Upstairs, you'll find three spacious bedrooms, including a master suite with a walk-in closet and ensuite bathroom. The backyard is a true oasis—private, beautifully landscaped, with no rear neighbours and equipped with a gas line for your barbecue. The basement offers great potential for further development and already includes a 3-piece bathroom. **\*\*Key Updates and Features:\*\*** - New furnace and centralized A/C (5 years old) - Water heater (2 months old) - Centralized water filtration system - Installed security system with cameras, ready to connect to your WiFi - Freshly landscaped backyard with gravel beds This home is move-in ready and waiting for you! Don't miss your chance to enjoy a property that truly has it all. (id:6769)

3pc Bathroom 8.42 Ft x 4.92 Ft  
2pc Bathroom 4.58 Ft x 5.08 Ft  
Breakfast 9.42 Ft x 10.83 Ft  
Dining room 17.08 Ft x 11.67 Ft  
Family room 15.25 Ft x 13.25 Ft  
Foyer 4.50 Ft x 7.00 Ft  
Kitchen 15.25 Ft x 10.33 Ft  
Laundry room 11.25 Ft x 5.25 Ft

Living room 19.42 Ft x 15.25 Ft  
Office 11.17 Ft x 9.25 Ft  
3pc Bathroom 5.00 Ft x 9.25 Ft  
4pc Bathroom 9.50 Ft x 5.00 Ft  
Bedroom 9.50 Ft x 13.50 Ft  
Bedroom 9.50 Ft x 12.00 Ft  
Primary Bedroom 14.00 Ft x 13.83 Ft  
Other 4.92 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca