

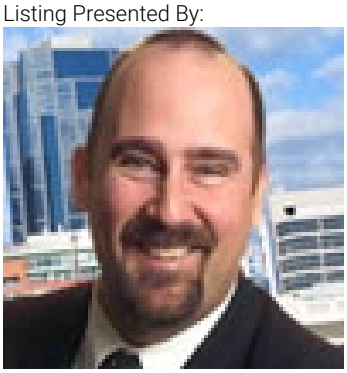
36 Shawmeadows Close Calgary Alberta

$490,000

One chance only, for a completely updated, freshly painted, air conditioned, and fully developed detached "home for the holidays" with so much to give AND all big ticket areas taken care of! Stucco/Wood Exterior gives better insulation, quieter interior, hail and fire protection, plus lower insurance and no replacement costs. A full width 2-tier rear deck with built-in bench, and covered front verandah (trellis-protected for pet or just personal safety/privacy, easily removed if desired) offer year-round lifestyle enhancement. Window replacement main & upper in 2017, roof replacement 2019, hot water tank 2021, vinyl plank floors throughout in 2021, beautiful 2-toned and quartz-wrapped kitchen reno in 2023, air conditioning install 2024, and furnace 2010 (protected servicing since purchase) - all mean there is nothing to budget for but moving in! See iGuide Detailed Floor and Site Plans, Virtual Tour for 'at-home 3D walk-through', plus some Virtually Furnished photo options for homey nesting throughout the 1488 square feet of finished space. Total rooms include: spacious Foyer and Mud Entry, large bright front-facing Living Room (with enough area for extended Dining if desired), Kitchen with cabinet pantry, 2-toned style, upgraded backsplash and quartz counters, expansive corner use for small appliances and storage, amply-sized Dining with ability to add a Hutch, main floor Laundry, 3 King-and-Queen capacity Bedrooms, 2 Full Bathrooms, Media, Games/Gym, Guest-and-Study space (needs egress enlarged window for permanent Bedroom use), and 3 big areas available for Storage (under stairs could be converted to a walk-in closet toward the Study). VISIT ONE OF TWO OPEN HOUSES: Saturday and/or Sunday from 1:00pm to 3:00pm - park in the 3-car width off street (32.5' x 20.5' - READY for a future TRIPLE Garage or other ambitious project) - front street stays nice and wide due t...

3pc Bathroom 7.92 Ft x 7.75 Ft
Media 10.25 Ft x 9.83 Ft
Recreational, Games room 8.17 Ft x 5.67 Ft
Guest suite 10.75 Ft x 7.67 Ft
Study 8.67 Ft x 7.67 Ft
Furnace 3.50 Ft x 3.17 Ft
Living room 12.92 Ft x 12.33 Ft
Eat in kitchen 9.75 Ft x 9.33 Ft
Dining room 9.33 Ft x 8.50 Ft
Other 5.42 Ft x 3.83 Ft
Laundry room 5.08 Ft x 3.58 Ft
Primary Bedroom 13.67 Ft x 9.33 Ft

Listing Presented By:



Originally Listed by:
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Storage 5.50 Ft x 3.33 Ft
Storage 5.50 Ft x 3.08 Ft
Storage 4.17 Ft x 3.17 Ft
Foyer 4.17 Ft x 4.08 Ft

Bedroom 12.67 Ft x 8.42 Ft
Bedroom 9.42 Ft x 8.50 Ft
4pc Bathroom 7.33 Ft x 5.08 Ft

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