



## 39 Shawcliffe Road Calgary Alberta

\$599,900

This exceptional bungalow in Shawnessy embodies comfort, style, and functionality. With its numerous upgrades and desirable features, it presents an opportunity to live the dream lifestyle in one of Calgary's most sought-after neighbourhoods. The moment you step inside this exquisite bungalow, you'll be greeted by the warmth and elegance of rich hardwood floors. This classic flooring choice not only enhances the home's visual appeal but also provides durability and easy maintenance. The exterior of this property has recently undergone significant updates. The new roof, siding, soffits, and eavestrough enhance the curb appeal and provide peace of mind, knowing that the home is protected from the elements. The oversized single detached garage is a true gem for those who value their vehicles and extra storage space. You'll have ample room for your car, tools, and any hobby equipment you desire. Summers in Calgary can be warm, but you'll stay cool and comfortable all year round with the central air conditioning system in place. The spacious living room boasts a stunning vaulted ceiling that adds a sense of grandeur and airiness to the space. Large windows allow natural light to flood in, creating a welcoming and bright atmosphere. The well-appointed kitchen features sleek and modern stainless steel appliances. Whether you're a culinary enthusiast or appreciate the convenience of high-quality appliances, this kitchen has you covered. Cozy up on chilly evenings by the gas fireplace in the living room. This elegant focal point not only provides warmth but also adds a touch of sophistication to the space. The backyard of this property is a true sanctuary. It offers the perfect retreat for relaxation and outdoor gatherings, surrounded by lush landscaping. Whether hosting a barbecue or simply unwinding with a good book, this backyard is your private oasis. Easy access to the...

Recreational, Games room 11.33 Ft x 8.08 Ft

Family room 20.92 Ft x 15.67 Ft

Bedroom 9.75 Ft x 8.50 Ft

Bedroom 11.42 Ft x 9.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 14.00 Ft x 11.75 Ft

Kitchen 9.17 Ft x 7.92 Ft

Dining room 9.25 Ft x 10.33 Ft

Primary Bedroom 12.08 Ft x 11.25 Ft

Bedroom 9.92 Ft x 8.33 Ft

Bedroom 10.00 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

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