

**79 Shawmeadows Close SW**  
**Calgary, Alberta**

**MLS # A2166759**



**\$550,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Separate Entrance, Soaking Tub, Storage		

**Inclusions:** Hot tub as-is, outdoor bar

Just 15 houses away from the LRT Station and across the street from a variety of amenities sits this stylish, move-in ready home! Beautifully decorated in a mid-century modern aesthetic creating a welcoming atmosphere. The living room invites relaxation with a panelled feature wall and an oversized picture window streaming in natural light. Well laid out to show off your culinary prowess, the kitchen boasts loads of cabinets, a stainless steel stove and dishwasher and a dining area with chic lighting and a feature wall that keeps with the mid-century theme. Those same designer details are continued into the 4-piece bathroom and the 3 bedrooms with the primary highlighted by a geometric accent wall. Gather in the rec room in the finished basement for games and movie nights while wood ceilings and accents create a charming chalet feel. A built-in bar area makes drink and snack refills a breeze. Adding to the versatility is a large flex room with a window for a guest space or a home office, add a closet and you've even got a future 4th bedroom! A second bathroom on this level further adds to your convenience. This level walks up to grade granting the perfect opportunity to add an illegal suite or just enjoy the easy access to the backyard oasis. SW rear exposure provides ample sunshine while unwinding on the patio or gathering around the pub-style outdoor bar. Privately tucked away the hot tub (as-is) entices relaxing soaks under the stars. And there is still lots of grassy area for kids and pets to play nestled behind the oversized double detached garage. Additional upgrades include new roof shingles (2023), new basement carpet (2022) and a new fence (2023). Ideally located within walking distance to the LRT Station, schools and parks. Across the street are great amenities including Sobeys, Shoppers, Rockwell Food and Taps (one of my favourite

restaurants!), Kinjo Sushi and much more. Plus mere minutes to the extensive shops, services and dining experiences in Shawnessy's shopping district that also includes a YMCA, a movie theatre and a rock climbing centre. Outdoor enthusiasts will love the close proximity to Fish Creek Park for a tranquil escape without having to leave the city. Truly an unsurpassable location for this exceptional home!