

**125 Shawfield Way SW**  
**Calgary, Alberta**

**MLS # A2202332**



**\$649,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split, Attached-Front/Back		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Open Floorplan, Storage		

**Inclusions:** n/a

Vacant for immediate possession! Welcome to this beautifully updated 3 Bedroom, 2 full Bathroom Home located in the heart of desirable community of Shawnessy. Boasting over 2200 sqft of well designed space thru out the Home. As you enter into the main floor with nice open Living room with gleaming Hardwood floors and a large Bay window with lots of natural light, Door to Double Front Garage and closet. As you ascend to the heart of the home on the 2nd floor, you'll find the formal Dining area overlooking down into the Living Room. Just steps away and you are in the huge Kitchen with stainless steel appliances, a huge walk in pantry and doors to a heated Sun room. On the other side, you'll find 2 good size Bedrooms, A full main Bathroom and Master with full 5 Pc Ensuite bathroom with jetted tub, double sink, toilet and separate shower and a walking closet. Down on the 3rd level is a huge Rec room with Gas Fireplace, 3rd Bedroom, Laundry room, storage room with crawl space. Step outside and you'll see the extra storage under the sunroom, beautifully maintained landscape with lower deck, mature trees, and bushes. Recent upgrades include freshly painted, new lighting fixtures, and new carpets. Both the Roof shingles & siding were replaced in 2022, hot water tank in 2019, and the newer high efficiency furnace replaced. Property is located to all Amenities like schools, parks, playground, shopping and transit. Please review the photos/3D/ and virtual to get the glimpse of this property.