

311 Shawnessy Drive SW
Calgary, Alberta

MLS # A2264049



\$749,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,689 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: None

Welcome to this beautiful detached 2 Story, totally renovated yet a designer home this time in desired Community of Shawnessy,. Perfect Investment, income property,, Live up and rent down or keep all to yourself as its ideal for a big family or folks like to live around mature tree but need brand new house, this will work. Comes with total 6 bedrooms, 3.5 washrooms, 3 living, two kitchens, separate laundry, basement have its own entrance, private deck and detached double garage outside, fenced all around the property. Here we go, as you entered, you will find a closet on left, greeted with an open concept living, beautiful stairs going to upper floor. Den/Office/ or use as a room, followed by open concept kitchen with custom cabinets, SS appliances, island, dinning and private living room with fire place, the deck at back, half wash and side entrance for outside, high end vinyl plank throughout the floor. The upper floor has its own stackable laundry conveniently located, with 3 bedrooms, a primary bedroom comes with its own 3PC Wash, huge walk in closet , other two bedrooms have 4 pc full bath for them, high end carpet and tiles in washrooms. Basement is fully finished, comes with separate entrance and offers living room, kitchen, 2 bedrooms, 4pc bath, Furness and laundry room. Close to all the amentias, enjoy the showing and feedback will be appreciated thx.