



THE
A-TEAM

**RE/MAX
FIRST**

501 SHAWINIGAN Drive, Calgary T2Y3A3

MLS® #: **A2149828**

Area: **Shawnessy**

Listing Date: **07/15/24**

List Price: **\$619,900**

Status: **Pending**

County: **Calgary**

Change: **-\$30k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **1,367**
Low Sqft:
Ttl Sqft: **1,367**

DOM

63
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,102 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Landscaped,Street Lighting,Rectangular Lot,Treed**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Tankless Water Heater,Washer,Water Softener**

Int Feat: **Central Vacuum,Closet Organizers,High Ceilings,Laminate Counters,Storage,Tankless Hot Water**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`6" x 12`5"
Living Room	Main	11`7" x 13`10"
Bedroom - Primary	Main	12`7" x 13`11"
Bedroom	Main	9`3" x 11`1"
Game Room	Basement	23`8" x 29`9"
4pc Bathroom	Main	6`9" x 7`7"

Room	Level	Dimensions
Breakfast Nook	Main	10`4" x 10`11"
Dining Room	Main	8`0" x 12`9"
Bedroom	Main	8`11" x 10`9"
Furnace/Utility Room	Basement	13`8" x 14`9"
2pc Bathroom	Basement	6`11" x 7`10"
3pc Ensuite bath	Main	6`7" x 8`3"

Bedroom **Basement** **11`3" x 14`10"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **9211253** Remarks

Pub Rmks: **Fully finished (former Jayman showhome) 3+1 bedroom bungalow. As you walk in the front door you are welcomed by the vaulted ceilings, neutral colour scheme and feeling of space. There are hardwood floors throughout the main floor with carpet in the bedrooms. Kitchen includes a walk-in pantry, center island and eating nook. There is a stainless refrigerator, Jenn Air stove top, wall oven and dishwasher! The spacious master bedroom has a 3 pce ensuite with renovated walk-in shower & walk-in closet. Laundry is on the main floor at the end of the hallway plus two more bedrooms and a 4 piece main bathroom. Downstairs the gigantic recreation room would be great for entertaining or a home theatre! Includes a cozy corner fireplace with oak mantle and tile surround, games area, 4th bedroom, huge storage room and 2pc bath with room for a future shower. Nice west facing backyard with a large covered deck. Upgraded tinted windows & doors throughout. New shingles Spring 2023. Many upgrades including tankless hot water system, water softener , built-n vacuum, added attic insulation and central air conditioning. This upgraded and updated home is close to schools, transportation and shopping.**

Inclusions: **BBQ**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









