



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 SHAWMEADOWS Bay, Calgary T2Y 1A1**

MLS® #: **A2170936**      Area: **Shawnessy**      Listing Date: **10/05/24**      List Price: **\$525,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **3,509 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Lawn,Landscaped**  
 Park Feat: **Off Street,On Street**

DOM

**77**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **3 Level Split**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Vinyl Siding,Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Open Floorplan,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`2" x 14`6"	Dining Room	Main	10`8" x 10`3"
Kitchen	Main	10`6" x 10`5"	Bedroom - Primary	Upper	14`5" x 11`9"
Bedroom	Upper	10`10" x 8`10"	4pc Bathroom	Upper	7`10" x 4`11"
Bedroom	Basement	19`8" x 8`11"	3pc Bathroom	Basement	7`10" x 5`10"

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**8011034**

**R-CG**

Remarks

Pub Rmks:

**From the moment you walk through the front door, you will notice the openness of the floor plan. Lots of natural light from the huge bank of front windows bounces off the shining luxury vinyl plank floors. The living/dining room combo is great for entertaining family and friends. Head into the large kitchen, with tons of beautiful cabinetry and an abundance of counter space. What a great space for putting together your culinary delights. The upper level boasts a large primary bedroom with a walk in closet, plus a good sized additional bedroom. The 4pc bath has been updated with beautiful floor to ceiling tiles as well as a retro floor tiles. The lower level is finished with a huge bedroom/flex room, and a convenient 3 piece bathroom. The laundry/storage/mechanical room has plenty of room for storing your extras. The expansive back yard is fully fenced, great for the kiddos to play and enough room to put up a garage too. Most lenders will offer 'Cost Plus Improvements' which will allow you to add the cost of the garage to the mortgage. Other features to note - knock down ceilings, newer hot water tank, newer washer / dryer, central vacuum system and a dog run! This home is situated in a quiet cul-de-sac, in close proximity to the Shawnessy Shopping Centre, restaurants, the YMCA, elementary and junior high schools and quick access to McLeod Trail and Stoney Trail. You are only a block walk away from the LRT station. As well, you are a 5 minute walk away from a beautiful park space with evergreens and a big red barn that serves as the Shawnessy community centre. Contact your favourite Realtor today for a private showing!**

Inclusions:

Property Listed By:

**N/A**

**CIR Realty**

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





