



THE
A-TEAM

**RE/MAX
FIRST**

131 SHAWCLIFFE Circle, Calgary T2Y 3A5

MLS® #: **A2180728** Area: **Shawnessy** Listing Date: **11/22/24** List Price: **\$699,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **4,811 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,205**
 Low Sqft:
 Ttl Sqft: **1,205**

DOM

29
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Gentle Sloping,Landscaped,Street Lighting,Rectangular Lot

Park Feat:

220 Volt Wiring,Additional Parking,Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Oversized,Side By Side,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Yard,Rain Gutters,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Garburator,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Track Lighting,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`11" x 11`11"	Family Room	Lower	18`1" x 14`6"
Kitchen	Main	17`5" x 12`0"	Dining Room	Main	8`3" x 6`1"
Foyer	Main	13`9" x 4`3"	Laundry	Main	6`10" x 6`3"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	13`9" x 10`9"

Bedroom
3pc Ensuite bath
Bedroom
Hobby Room
Furnace/Utility Room

Upper
Upper
Lower
Basement
Basement

9`4" x 8`11"
0`0" x 0`0"
10`7" x 10`4"
10`0" x 8`3"
0`0" x 0`0"

Bedroom
3pc Bathroom
Game Room
Storage

Upper
Lower
Basement
Basement

10`2" x 9`0"
0`0" x 0`0"
17`5" x 11`2"
10`11" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

8111490

Zoning:
R-CG

Remarks

Pub Rmks:

Jewel of a Deal!!! "JUST MOVE IN" Convenient Shawnessy Location - Steps away from the outdoor Ice rink, parks, pathways, 3 schools, tennis courts, shopping, baseball, soccer, bike park, LRT, transit, and the major south expressways, including the new Stoney Trail exits. Check out this remodeled, URBAN STYLE HOME with many updated features & meticulously crafted - It is truly a wonderful family home. Over 2400+ SF of living space offering 4 bedrooms, 3 baths & a super-sized primary bedroom, and spa ensuite ... Check out the floor plan and 3D tour! This OPEN design features a CHEF's kitchen overlooking the breakfast nook area and the lower family room. The main floor layout includes a front living room, a large foyer, and many front windows. The kitchen is masterfully designed for efficiency, storage, and entertaining (classic white cabinet doors & trims), with upgraded stainless steel appliances, a tiled backsplash, a side window, and a front yard facing bay window(s). The dramatic central island offers a black dual basin sink, raised panel grey cabinet doors, and an eating bar for two. Upstairs includes an oversized primary bedroom with a full spa-like ensuite (Privacy glass sliding barn door, separate shower + floating vanity). 2 more generous-sized spare bedrooms, and an upper main bathroom. The walk-out basement level includes an 18' x 14' family room, laundry room, and a fourth bedroom ensuite. The 4th level adds an extra rec room, hobby area, furnace room, and a flex room with a walk-in closet. Upgraded newer features include luxurious carpet, LVP, light & plumbing fixtures, a gas fireplace with brick and mantle details, white baseboards, doors, staircase railings... and so much more! **BONUS: Crawl space storage, Eave gutter guards, newer windows + doors, roof shingles, vinyl windows and doors replaced, newer vinyl fencing, rear lane, oversized 26' x 24' heated double detached garage with one 11' x 10' overhead door + second 9' x 8' overhead door, side RV parking, big east facing back yard with low maintenance landscaping, 21' x 12' patio, firepit, BBQ area, sunny private backyard setting, rich front curb appeal and covered front entry. You must put this home onto your 'Must See List!**

Inclusions:
 Property Listed By:

Garage furnace, garage shelving, gazebo, shed
Jayman Realty Inc.

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

131 SHAWCLIFFE CIRCLE SW
 MAIN LEVEL (AGL) - 638.23 Sq Ft / 186.28 sq ft
 UPPER LEVEL (AGL) - 306.88 Sq Ft / 173.88 sq ft
 TOTAL ABOVE GRADE (AGL) - 945.11 Sq Ft / 360.16 sq ft
 LOWER LEVEL (AGL) - 903.73 Sq Ft / 327.37 sq ft
 BASEMENT (AGL) - 111.05 Sq Ft / 40.05 sq ft
 BASEMENT (AGL) - 205.23 Sq Ft / 74.25 sq ft
 TOTAL (AGL) - 2,165.97 Sq Ft / 782.87 sq ft











