



THE
A-TEAM

**RE/MAX
FIRST**

931 SHAWNEE Drive, Calgary T2Y 2G8

MLS®#: **A2119437**

Area: **Evergreen**

Listing Date: **04/07/24**

List Price: **\$1,395,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**
Lot Information
Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,127**
Low Sqft:
Ttl Sqft: **3,127**

DOM

42
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Yard Lights,Rectangular Lot

Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Outdoor Kitchen,Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Convection Oven,Dishwasher,Freezer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,See Remarks,Tankless Water Heater,Warming Drawer,Washer/Dryer Stacked,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Bidet,Breakfast Bar,Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,No Smoking Home,Pantry,Quartz Counters,Sauna,See Remarks,Steam Room,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),WaterSense Fixture(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`10" x 13`11"	Dining Room	Main	15`11" x 10`3"
Kitchen	Main	18`3" x 14`4"	Breakfast Nook	Main	11`6" x 9`1"
Family Room	Main	24`1" x 18`3"	2pc Bathroom	Main	6`5" x 6`5"
Laundry	Main	14`4" x 9`10"	Foyer	Main	8`2" x 6`11"
Bedroom - Primary	Upper	26`7" x 22`1"	4pc Ensuite bath	Upper	11`7" x 11`3"

Walk-In Closet	Upper	11`4" x 5`9"	Bedroom	Upper	13`6" x 10`10"
Bedroom	Upper	10`10" x 10`6"	Bedroom	Upper	17`3" x 10`11"
5pc Bathroom	Upper	10`10" x 5`0"	Bedroom	Basement	13`5" x 12`7"
3pc Bathroom	Basement	9`4" x 7`0"	Sauna	Basement	9`5" x 6`5"
Game Room	Basement	27`2" x 18`0"	Other	Basement	10`4" x 7`3"
Bedroom	Basement	14`1" x 11`9"	Furnace/Utility Room	Basement	18`0" x 11`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **8810166**

Remarks

Pub Rmks: **LUXURIOUS CUSTOM MASTERPIECE | ENDLESS UPGRADES THROUGHOUT COMPLETED IN 2022 | Discover the true meaning of luxury living with its exceptional layout, abundant natural light, and a host of desirable features that make this property truly remarkable. An exclusive home in an exclusive location. Welcome to 931 Shawnee Drive, SW. This home has substantially more square footage than any other home available for sale in the community, 4702 sqft of fully developed living space. You never saw a house like that before, the exquisite upgrades in this home make it stand apart from the rest. This sophisticated residence captivates the senses with meticulous attention to detail & an endless list of custom features & upgrades. Step inside and experience the allure of this home's spectacular layout. As you enter the home from the large foyer, your eyes are drawn to the vaulted living room with custom feature wall and massive windows looking on to green space. The stained white oak flooring leads you to the open kitchen and living room space which is breathtaking. Oversized gas fireplace on a custom real stone feature wall will leave you speechless. The gourmet kitchen stands as a testament to culinary excellence. Boasting a remarkable quartz waterfall island, full-slab custom backsplash, designer cabinetry, state-of-the-art appliances including a 6-burner gas cook top, integrated Thermadore fridge & Miele dishwasher, build-in oven, steam cooker, and warmer drawer...plus an incredible custom fabricated hood fan. Black triple pane windows give you the modern vibe and comfort all year round. The large nook with a custom build-in bench has patio door leading out to the covered deck, offering stunning views of the green space- perfect for BBQs! Completing this main level is a large mudroom with built-in dog shower and laundry. The open riser staircase with black railing, a touch of contemporary elegance, guides you to the upper level that is host to 4 bedrooms, each thoughtfully designed to provide a haven of comfort & privacy. The huge master suite with a balcony is a private retreat that overlooks the trees, and the gorgeous spa-like ensuite boasts heated floors, a large tiled steam room with a bench and big walk in closet. The fully developed basement features a custom build work out area, wet bar, 2 spacious bedrooms, full bathroom and.. a sauna! Extra features of the house are too many to mention but include hardwired motorized blinds, custom doors, new exterior stucco plus exterior foam insulation, new roof, upgraded interior doors, top of the line appliances, custom wall work and paint, new plumbing and electrical all over the house, new water filtration system, full garage renovation with driveway extension, epoxy and 60A plug for electric car, exterior led Gemlights, motorized screens on the patio and much more. Experience the perfect harmony of luxury, comfort, and convenience in one remarkable package. This home is a dream! Don't miss your opportunity to live here!**

Inclusions: **Electric Fireplace in living room, Electric Fireplace in Basement bedroom, Light Fixtures, Mirrors in Bathroom, TV Wall mounts, Internet Points, Garage heater, Security System features - sensors, doorbell camera, 2 keypads, water sensor & glass break sensor**

Property Listed By: **RE/MAX Realty Professionals**

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











