



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**53 SHAWNEE Rise, Calgary T2Y 2R8**

MLS®#: **A2140356**

Area: **Shawnee Slopes**

Listing Date: **06/18/24**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1988**

Lot Information

Lot Sz Ar: **5,134 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Private,See Remarks**  
Park Feat: **Double Garage Attached,Driveway**

DOM

**12**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey Split**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Chandelier,Jetted Tub,No Animal Home,No Smoking Home,Recessed Lighting,Track Lighting,Vaulted Ceiling(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 6`11"
Dining Room	Main	10`0" x 11`6"
Kitchen	Main	10`5" x 11`11"
Living Room	Main	11`9" x 17`8"
4pc Ensuite bath	Upper	10`2" x 12`5"
Bedroom	Upper	9`4" x 11`1"
Walk-In Closet	Upper	10`2" x 5`6"

Room	Level	Dimensions
Breakfast Nook	Main	10`1" x 6`0"
Family Room	Main	14`3" x 15`9"
Laundry	Main	7`11" x 10`9"
4pc Bathroom	Upper	9`3" x 4`11"
Bedroom	Upper	9`5" x 12`8"
Bedroom - Primary	Upper	14`1" x 14`2"
3pc Bathroom	Basement	3`11" x 8`0"

**Bedroom  
Game Room**

**Basement  
Basement**

**10`4" x 14`0"  
31`7" x 21`6"**

**Bedroom  
Other**  
Legal/Tax/Financial

**Basement  
Basement**

**18`7" x 13`7"  
4`3" x 7`4"**

Title:  
**Fee Simple**  
Legal Desc:

**8611208**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Nestled in the desirable community of Shawnee Slopes, this exceptional two-story home enjoys proximity to Fish Creek Park, picturesque pathway systems, biking and walking trails, expansive green spaces, and tranquil surroundings for all to savor. The serene community sets the stage for what lies within. This traditional residence showcases upgrades like hardwood flooring throughout, and offers ample potential for additional personalization by its new owners. Upon entry, a spacious, tile-floored foyer flooded with natural light warmly welcomes you. The cozy family room invites relaxation with its wood-burning fireplace and bay window seating, ideal for unwinding with a book or enjoying cherished family moments. Adjacent to the family room lies the kitchen, featuring classic oak cabinetry, track lighting, a traditional white tile backsplash, and a newer stainless-steel oven with a flat top stove. The two-tiered countertop expands your meal preparation area and serves as an elegant setting for appetizers when entertaining intimate groups. The kitchen's efficient horseshoe design seamlessly leads to a spacious breakfast nook adorned with yet another sunlit bay window, offering serene views of the private backyard. Conveniently positioned just beyond the kitchen, a formal dining space awaits for sit down family meals, while a dedicated living room at the front of the home provides further comfort, accentuated by thoughtfully designed vaulted ceilings. Completing the main level is a 2-piece powder room and a separate mud/laundry room. Ascend the traditional spindled oak staircase to discover the upper level of this home. The primary bedroom impresses with grand vaulted ceilings, a generous walk-in closet, and another bay window overlooking the lush backyard retreat. The primary ensuite bathroom features a jetted soaker tub, a separate toilet, and a standalone shower. Two additional well-appointed spacious bedrooms and a 4-piece bathroom complete the second floor. Realize your vision in the finished lower-level basement, complete with a large recreation and entertainment room, and wet bar. The lower level offers additional conveniences such as a den, ideal for a home office or a dedicated playroom for children. A legalized egress window awaits installation in the fourth lower-level bedroom, perfect for a growing teen or guest suite. This exceptional property embodies thoughtful design features and a backyard sanctuary ideal for an extraordinary lifestyle. With its prime location, expansive living spaces, and distinctive amenities, 53 Shawnee Rise SW presents a remarkable opportunity for young professionals, families, or savvy investors alike.**

Inclusions:  
Property Listed By:

**Main Fridge & Basement Fridge, Wet Bar Fridge, Garage Opener with Remote Controls, Alarm Panel  
Real Broker**

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











