



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**48 SHAWNEE Green, Calgary T2Y0P5**

MLS® #: **A2142454**

Area: **Shawnee Slopes**

Listing Date: **06/19/24**

List Price: **\$835,000**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 29-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Finished Floor Area

Abv Sqft: **1,967**  
Low Sqft:  
Ttl Sqft: **1,967**

DOM

**11**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,239 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`8" x 8`10"	Bonus Room	Second	14`11" x 12`8"
Living Room	Main	14`8" x 14`0"	Bedroom	Second	11`3" x 10`0"
Bedroom - Primary	Second	14`0" x 12`4"	4pc Ensuite bath	Second	8`7" x 8`6"
4pc Bathroom	Second	9`3" x 4`11"	2pc Bathroom	Main	4`11" x 4`8"

<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 10`0"</b>	<b>Kitchen</b> Legal/Tax/Financial	<b>Main</b>	<b>15`9" x 11`5"</b>
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Condo Fee: <b>\$100</b>		Title: <b>Fee Simple</b>	Zoning: <b>DC</b>
		Fee Freq: <b>Monthly</b>	

Legal Desc:	<b>1712381</b>	Remarks
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Pub Rmks: **Welcome to 48 Shawnee Green SW in shawnee park, which is designed to be one of Calgary's most beautiful new neighborhoods. the modern farmhouse architecture with Hardie board siding, providing this home with great curb appeal. Main floor boost 9' ceilings, premium luxury vinyl plank flooring, quartz countertops throughout and premium finishes. The custom kitchen features modern style cabinetry with soft close doors and drawers, stainless steel appliances - including a gas range, stainless steel sink, quartz countertop, The great room enjoys a custom fireplace design with floor to ceiling tile, large windows providing bright natural light, overlooking the fully landscaped backyard. The second floor features 3 bedrooms, 4pc bathroom, laundry room and bonus room with large windows overlooking green island space. The primary suite, features large windows overlooking the yard and a 4 pc ensuite with dual sinks, large tiled shower, free standing soaker tub and connecting walk-in closet. Located off the kitchen entry is a large deck with aluminum railing. This outdoor space is perfect for outdoor living and entertaining. The front and back yard is fully landscaped complete with irrigation system. walking distance to Fish Creek Park, nearby community parks, public transit, including LRT for a short commute to downtown, nearby schools and established amenities. Call today for your private tour.**

Inclusions: **N/A**  
Property Listed By: **Skyrock**

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











