



THE
A-TEAM

**RE/MAX
FIRST**

109 SHAWNEE Place, Calgary T2Y 1X1

MLS® #: **A2142754** Area: **Shawnee Slopes** Listing Date: **06/22/24** List Price: **\$1,598,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **7,502 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,020**
 Low Sqft:
 Ttl Sqft: **3,020**

DOM

10
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Lawn,No Neighbours Behind,Landscaped,Private,See Remarks**

Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Stone**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Microwave,Washer**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,See Remarks,Skylight(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
Den	Main	11`1" x 11`10"
Foyer	Main	7`4" x 10`1"
Laundry	Main	9`9" x 9`3"
Office	Main	9`10" x 12`1"
5pc Ensuite bath	Second	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	14`3" x 9`10"
Dining Room	Main	12`9" x 12`10"
Kitchen	Main	14`3" x 11`6"
Living Room	Main	14`1" x 17`7"
4pc Bathroom	Second	
Bedroom	Second	13`10" x 10`4"

Bedroom Second 11`4" x 11`9"
Den Second 18`6" x 16`1"
Other Second 7`4" x 9`10"
4pc Bathroom Basement
Bedroom Basement 14`7" x 8`7"
Exercise Room Basement 13`1" x 17`9"
Storage Basement 6`4" x 5`2"

Bedroom Second 10`1" x 10`6"
Bedroom - Primary Second 14`2" x 14`7"
Walk-In Closet Second 10`1" x 5`6"
Bedroom Basement 13`5" x 10`2"
Exercise Room Basement 14`7" x 11`7"
Game Room Basement 11`7" x 24`6"
Furnace/Utility Room Basement 11`9" x 10`1"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C1
 Legal Desc: 0111311

Remarks

Pub Rmks: **Presenting a remarkable custom-built residence nestled serenely backing onto Fish Creek Park within the esteemed locale of Shawnee Slopes. This exceptional home is the epitome of luxury craftsmanship with extensive of upgrades. This residence sets itself apart with unparalleled attention to detail. Emanating elegance at every turn. This bespoke home showcases many premium features including: 1-Hand carved solid Mahogany front door.2- all natural granite stone (all the exterior walls). 3-New concrete paying stone (Diamond design) in back yard. 4-New concrete retaining wall (larg format). 5-New cedar gazebo in back yard with roof. 6-New cedar back yard fence. 7-New outdoor gas burning fireplace. 8-New outdoor water fountain. 9-New kitchen, pantry, laundry, entertainment cabinets. 10-New Italian made real granite countertop in kitchen, pantry, butler & laundry room. 11-New paints on entire walls, ceiling, baseboards, garage & clear spray on hardwood railing. 12-All brand new kitchen appliances, laundry. 13-Brand new (2-60" Samsung TV) & one 40" Samsung TV with SONOS speaker system. 14-All new toilets & new sink in main floor & new shower fixtures in both second level bathrooms. 15-Brazilian Teak Hardwood Floors through out 3 levels floors and natural Tuscany Travertine flooring in full bathrooms and common area in basement. 16-All steps & railings are custom Milled with Brazilian Teak Lumber to complement the hardwood floors. 17-Brand new fireplace in main floor, which is wrapped around with one large format Spanish made Tile to complement the kitchen granite countertop. 18-New kitchen & butler back splash. 19-New kitchen, laundry sink & faucets. 20-New RO water filter in main floor. 21- 3 years old hot water tank. 22-Water softener. 23-Newly sand & finished hardwood in main, steps, & second floor. 24-All new window coverings. 25-New Epoxy garage flooring. 26-New garage doors. 27-Exercise room with commercial grade rubber floor. 28-Radiant heat floor in basement. 29-Two AC (one is brand new). 30-All new LED lighting through out the house. 31-New Ring CCTV. 32 New 6" Gutters, downspouts with leaf guard. 33-Steam shower in Master bathroom. 34-Mature cedar trees in back, create big privacy and great shade in summertime. 35-Fish Creek view. 36- two min walk to Fish Creek, 5 min walk to LRT, 2 min to Tennis court & playground, 5 min drive to Public or Catholic schools. 37-New interior door knobs and hinges. Outside wall stone installed in 2016. inside was renovated and upgrade 2021, back yard renovated in 2022. Garage door & Epoxy floor installed 2022. New gutter & downspouts installed 2023. Embrace luxurious lifestyle by the biggest provincial park in Calgary. Floor plans and a 3D tour are readily available, providing an immersive glimpse into this dream home.**

Inclusions: none
 Property Listed By: Real Estate Professionals Inc.

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











