



THE
A-TEAM

**RE/MAX
FIRST**

1396 SHAWNEE Road, Calgary T2Y 2H1

MLS®#: **A2143089** Area: **Shawnee Slopes** Listing Date: **06/21/24** List Price: **\$1,049,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **5,834 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,443**
 Low Sqft:
 Ttl Sqft: **2,443**

DOM

9
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	20`1" x 18`8"
Living Room	Main	12`11" x 25`11"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	12`9" x 11`10"
Bedroom - Primary	Upper	17`4" x 14`3"

Room	Level	Dimensions
Dining Room	Main	16`7" x 14`3"
Laundry	Main	11`4" x 6`4"
Den	Main	8`11" x 13`1"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`11" x 10`8"
3pc Bathroom	Lower	0`0" x 0`0"

Bedroom
Game Room

Lower
Lower

12`7" x 14`8"
34`8" x 23`7"

Bedroom

Lower

12`7" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8810521

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this stunning 4-bedroom, 3.5-bathroom, 2-storey home located on a quiet cul-de-sac and backing onto a small natural green space. Perfect for modern living, the open floor plan offers an ideal space for entertaining, complete with cathedral ceilings and large windows that flood the space with natural light. The family room, currently utilized as a formal dining area, seamlessly transitions into the state-of-the-art kitchen. Equipped with upgraded stainless steel appliances, a large central island, granite countertops, and rich mocha cabinets, this kitchen is a chef's dream. Enjoy direct access from the kitchen to a huge backyard deck that has multiple natural gas outlets, perfect for summer BBQs with friends and family. A traditional living room/dining room combination makes hosting dinner parties a breeze. The main floor also features a private den, ideal for a home office, and a fantastic laundry/mudroom with a sink and powder room for added convenience. Upstairs, you'll find three spacious bedrooms, including the luxurious master suite—a true adult oasis. The master suite boasts a large soaker tub, in-floor heating, double vanity, separate glass shower, and a large walk-in closet. The fully finished walk-out basement is bright and sunny, featuring a large recreation room, gaming room, and a massive fourth bedroom with sliding glass doors leading to the patio. The extensively landscaped, maintenance-free backyard includes a deck with a spiral staircase, an extensive exposed aggregate patio and artificial turf. Home features two updated furnaces, a newer roof and dual AC systems for year round comfort. This home has stunning curb appeal and is waiting for its proud new owners. Enjoy great access to Fish Creek Park, Macleod Trail, and Stoney Trail. Plus, it's walking distance to numerous parks, the new outdoor skating rink and tennis courts, and is close to shopping, schools, and so much more. Don't miss this incredible opportunity to upgrade your lifestyle in Shawnee Slopes!

Inclusions:
Property Listed By:

n/a
RE/MAX iRealty Innovations

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













