



THE
A-TEAM

**RE/MAX
FIRST**

445 SHAWNEE Boulevard, Calgary T2Y 0P7

MLS®#: **A2143896** Area: **Shawnee Slopes** Listing Date: **06/26/24** List Price: **\$1,250,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **4,553 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,869**
Low Sqft:
Ttl Sqft: **2,869**

DOM

6
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Sewer: **Lighting,Misting System,Private Yard** Water Source:
Ext Feat: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Oven,Microwave,Range Hood,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	11`3" x 10`9"	4pc Bathroom	Main	4`11" x 7`3"
Bedroom	Main	10`11" x 10`5"	2pc Bathroom	Main	6`5" x 6`0"
Mud Room	Main	6`11" x 6`6"	Entrance	Main	11`7" x 4`1"
Pantry	Main	6`4" x 4`9"	Kitchen	Main	13`0" x 10`9"
Dining Room	Main	13`6" x 12`0"	Living Room	Main	17`5" x 14`0"
Walk-In Closet	Upper	9`6" x 8`5"	6pc Bathroom	Upper	11`0" x 9`5"

Bedroom - Primary	Upper	16`0" x 13`0"	Bonus Room	Upper	16`11" x 14`0"
Bedroom	Upper	13`10" x 11`1"	Walk-In Closet	Upper	6`3" x 5`1"
Laundry	Upper	7`11" x 7`1"	4pc Bathroom	Upper	12`6" x 4`11"
Bedroom	Upper	13`8" x 10`11"	Walk-In Closet	Upper	4`11" x 4`7"
Walk-In Closet	Basement	4`11" x 2`8"	Bedroom	Basement	11`11" x 10`11"
Furnace/Utility Room	Basement	29`3" x 14`6"	Bonus Room	Basement	17`2" x 13`6"
Flex Space	Basement	16`0" x 13`2"	4pc Bathroom	Basement	8`2" x 4`11"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	2010164

Remarks

Pub Rmks:	<p>6 BED 4.5 BATH 2 A/C UNITS DUAL FURNACES IRRIGATION SOUTH FACING BACK YARD NEW HOME WARRANTY EXTERIOR GEMSTONE LIGHTING Welcome to your dream home in the prestigious community of Shawnee Park, where luxury meets tranquility. Located on a serene street, this exceptional home will not disappoint. Spanning across a total of 4133 sq. ft, 6 bedrooms, 4.5 bathrooms a triple garage, and a ton of upgrades. Stay comfortable year-round with the luxury of not one, but two A/C units for summer coolness and dual furnaces for winter warmth. As you enter, you are greeted by a spacious foyer with the 2 pc. Bathroom and mudroom with ample storage just around the corner. On the main level, you will notice the upgraded windows flood the home with natural light. The kitchen is a chef's delight with upgraded cabinetry to the ceiling, a gas range, custom coffee bar in the spacious pantry, stunning herringbone backsplash, and waterfall quartz countertops. The dining room offers beautiful built-ins for added storage, while the living room impresses with soaring vaulted ceilings, elegant moldings, and a cozy fireplace. Not to mention the guest suite that provides a private bedroom and bathroom for guests, and a space that can be used for an at home office- or additional living space for company. Upstairs, discover 4 additional bedrooms including a versatile bonus area that provides the option to use as an additional bedroom. The primary bedroom showcases a walk-in closet with custom organizers and a luxurious ensuite with dual vanities, and a stunning tiled steam shower with dual shower heads. The basement offers a versatile flex area for entertainment, an additional bedroom with two closets, and another bathroom. This home is meticulously upgraded with gemstone lighting, irrigation, and numerous custom features throughout. Outside, the spacious, south facing backyard deck invites you to enjoy evenings with family and friends, with a gas line to the back, perfect for hosting a summer BBQ. Enjoy the convenience of the irrigation system, making yard maintenance a breeze! Embrace the pinnacle of luxury living in this meticulously crafted home. Book a showing today!</p>
Inclusions:	n/a
Property Listed By:	eXp Realty

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













