



THE
A-TEAM

**RE/MAX
FIRST**

65 SHAWNEE Crescent, Calgary T2W 1W4

MLS®#: **A2152411**

Area: **Shawnee Slopes**

Listing Date: **07/25/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **-\$900, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Finished Floor Area

Abv Sqft: **2,075**

Low Sqft:

Ttl Sqft: **2,075**

Lot Information

Lot Sz Ar: **6,781 sqft**

Lot Shape:

DOM

53

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick, Stucco**
Flooring: **Carpet, Hardwood, Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, ENERGY STAR Qualified Refrigerator, Garage Control(s), Range Hood, Washer**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`3" x 12`1"
Kitchen	Main	10`9" x 8`8"
Breakfast Nook	Second	9`9" x 9`1"
4pc Bathroom	Basement	11`2" x 11`1"
Bedroom	Second	12`0" x 10`3"

Room	Level	Dimensions
Family Room	Main	15`9" x 11`5"
Living Room	Main	18`8" x 12`1"
4pc Ensuite bath	Second	10`4" x 4`11"
Bedroom	Second	12`0" x 10`3"
Bedroom - Primary	Second	15`10" x 15`2"

**Bedroom
Great Room**

**Basement
Basement**

**14`7" x 11`9"
26`10" x 11`6"**

2pc Bathroom

Main

5`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8511236

Zoning:
R-C1

Remarks

Pub Rmks: **OPEN HOUSE Sat/Sun Sep 21,22 2-4pm Located on a quiet crescent with a short walk to Fish Creek LRT in sought after Shawnee Slopes. Upon entering this loving family home you are greeted with ceilings open to above a chandelier and a spiral stair case. The formal living room with dining area separated by a 3 way fireplace is just to the right of the entrance, to the left we have a 2piece bath with a gloss stretched ceiling, a mud/laundry room joining to the garage, basement entrance , family with a center brick fireplace with the kitchen being situated between the two. A red oak titanium finished hardwood floor through out the main level, bright and durable. As you make your way upstairs you will find 2 bedrooms with a 4 piece bath for the kids and a double door entry to the primary bedroom with double vaulted ceiling and a lavishly remodelled 4 piece en-suite, a soaker tub and a glass shower beautifully done. The fully finished basement offers a 4th bedroom, great room and a 3rd spa like updated bath. This home's bones have been updated with new pex plumbing, a newer high efficiency furnace, a/c unit, 2 hot water tanks and more. The shingles were replaced in 2017 and a new privacy fence installed in 2019. Many cosmetic upgrades, like baseboards, carpeting, hardwood flooring and solid core interior doors. Large corner lot with a super private backyard Make this home yours see it today!**

Inclusions:
Property Listed By: **Stonemere Real Estate Solutions**

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















