

## 53 SHAWNEE Rise, Calgary T2Y 2R8

A2156455 **Shawnee Slopes** Listing 08/09/24 List Price: **\$735,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** 

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 1988 Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat: Back Lane, Back Yard, Private, See Remarks **Double Garage Attached, Driveway** 

5,134 sqft

DOM

40 Layout

5 (3 2 ) Beds: 3.5 (3 1) Baths:

2 Storey Split Style:

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Brick, Stucco, Wood Siding** Sewer:

Flooring:

**Private Yard** Ext Feat:

Hardwood, Tile Water Source: Fnd/Bsmt:

Finished Floor Area

1,964

1,964

Abv Saft:

Low Sqft:

Ttl Sqft:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Stove(s), Wall/Window Air Conditioner, Washer

Int Feat: Breakfast Bar, Chandelier, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s)

**Utilities:** 

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`9" x 17`8"	Family Room	Main	14`3" x 15`9"
Kitchen	Main	10`5" x 11`11"	Dining Room	Main	10`0" x 11`6"
Bedroom - Primary	Upper	14`1" x 14`2"	Bedroom	Upper	9`4" x 11`1"
Bedroom	Upper	9`5" x 12`8"	Bedroom	Basement	10`4" x 14`0"
Bedroom	Basement	18`7" x 13`7"	Game Room	Basement	31`7" x 21`6"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: **8611208** 

Remarks

Pub Rmks:

Nestled within the desirable Shawnee Slopes community, this exceptional two-story residence enjoys unparalleled proximity to Fish Creek Park, picturesque pathway systems, cycling and pedestrian trails, and expansive green spaces. This traditional home showcases thoughtful upgrades, including gleaming hardwood flooring throughout, presenting ample opportunity for the new owners to infuse their personal style and vision. Upon entering, one is warmly greeted by a spacious, tile-floored foyer, bathed in an abundance of natural light. The cozy family room features a wood-burning fireplace and charming bay window. Adjacent to this inviting space lies the kitchen, featuring classic oak cabinetry, track lighting, a traditional white tile backsplash, and a newer stainless-steel oven with a flat top stove. The kitchen's efficient layout seamlessly transitions to a breakfast nook, adorned with another sunlit bay window that offers serene views of the private backyard. Just beyond the kitchen lies a formal dining space, while a dedicated living room at the front of the home provides additional comfort, accentuated by thoughtfully designed vaulted ceilings. Completing the main level are a 2-piece powder room and a separate mud/laundry room. Ascending the traditional staircase leads to the upper level of this exceptional residence. The primary bedroom impresses with vaulted ceilings, a generous walk-in closet, and another bay window overlooking the backyard. The primary ensuite bathroom features a jetted soaker tub, a separate toilet, and a standalone shower. Two additional well-appointed, spacious bedrooms and a 4-piece bathroom round out the second floor. The finished lower-level basement offers ample opportunity to realize one's vision, featuring a large recreation and entertainment room, as well as a wet bar. This lower level also provides additional conveniences, including a den - an ideal space for a home office or a dedicated playroom for children. This exceptional property embodies thoughtful design features and a ba

Inclusions:

Property Listed By:

Main Fridge & Basement Fridge, Wet Bar Fridge, Garage Opener with Remote Controls, Alarm Panel

Century 21 Bamber Realty LTD.

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