



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1360 SHAWNEE Road, Calgary T2Y 2T1**

MLS®#: **A2166637**      Area: **Shawnee Slopes**      Listing Date: **09/20/24**      List Price: **\$1,069,900**  
 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: **5,715 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,813**  
 Low Sqft:  
 Ttl Sqft: **2,813**

DOM

**16**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Garden,Landscaped,Street Lighting,Sloped,Treed**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Faces Front,Off Street**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas,Radiant**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Refrigerator**  
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Pantry,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`9" x 14`0"
Kitchen	Main	15`3" x 8`6"
Breakfast Nook	Main	16`3" x 8`4"
Den	Main	13`2" x 8`5"
2pc Bathroom	Main	5`0" x 4`5"
Walk-In Closet	Upper	8`9" x 6`9"

Room	Level	Dimensions
Family Room	Main	21`4" x 13`2"
Dining Room	Main	14`1" x 12`9"
Foyer	Main	13`3" x 9`3"
Laundry	Main	7`11" x 7`1"
Bedroom - Primary	Upper	17`11" x 16`9"
5pc Ensuite bath	Upper	10`2" x 9`5"

**Bedroom** Upper 12`2" x 11`3"  
**Bedroom** Upper 11`10" x 8`10"  
**Family Room** Basement 20`4" x 12`8"  
**Exercise Room** Basement 13`1" x 11`11"  
**Walk-In Closet** Basement 8`7" x 5`9"  
**Storage** Basement 11`0" x 9`4"  
**Furnace/Utility Room** Basement 16`8" x 10`10"

**Bedroom** Upper 11`3" x 11`1"  
**5pc Bathroom** Upper 11`3" x 7`7"  
**Game Room** Basement 17`2" x 15`3"  
**Flex Space** Basement 14`11" x 13`8"  
**Other** Basement 10`2" x 2`1"  
**4pc Bathroom** Basement 8`0" x 6`6"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-C1  
 Legal Desc: **8810521**

Remarks

Pub Rmks: **Welcome to your dream family home in the desirable Shawnee Slopes community! This impressive residence boasts over 4,000 square feet of living space, perfectly designed for a growing family. As you step inside, you are immediately greeted by a grand staircase that reaches up to the top floor, setting an elegant tone for the rest of the home. The new Vinyl laminate flooring seamlessly flows throughout the main level, enhancing the open and airy feel. The formal living room offers a cozy retreat for entertaining friends, effortlessly connecting to the spacious formal dining room, which is large enough to accommodate a table for 12—perfect for family gatherings and celebrations. The heart of the home is the open-concept kitchen, designed for both functionality and style. It features ample cupboard space, beautiful quartz countertops, an island for casual dining, and an expansive window that overlooks the sunny south yard, bringing in plenty of natural light. The family room is great for family gatherings with a gas fireplace to keep the space cozy during the cooler months. Original oak French doors lead you to a private office space, ideal for working from home or quiet study. Venture to the upper level, where you'll find a luxurious primary suite, a true sanctuary for relaxation after a busy day. This level also includes three additional large bedrooms, along with a well-appointed 5-piece main bathroom featuring double sinks—perfect for busy mornings with the kids. The walkout basement expands your living space even further, providing a recreational room that's perfect for family movie nights or game days. Guests will appreciate the comfort of the 5th bedroom, which is accompanied by a convenient 4-piece bathroom. The south-facing backyard is designed for low maintenance while offering plenty of room for children to explore. Large north-facing windows in the den offer wonderful afternoon light for your reading pleasure. The dining room is designed for hosting all occasions with its spacious layout, complemented by an elegant chandelier. The open concept wet bar is adorned with quartz countertops, ample cupboard space, an island with storage, and expansive windows overlooking the lush green backyard. Featuring tile and hardwood floors, the basement also includes a genuine stone fireplace with built-in cabinetry for additional storage—ideal for displaying plants, pictures, or any other decor you desire. Original oak French doors lead to a cozy home office area, complete with large windows and stylish vinyl plank flooring. The fully finished basement opens up to a walkout, revealing a picturesque green yard. A double oversized garage not only provides secure parking but also offers additional storage space. Embrace the essence of family-friendly living in this delightful home with its clay tile roof, extensive kitchen, and a walkout basement that adds a touch of luxury to everyday life for extended families.**

Inclusions: **Refrigerator, Dishwasher, Countertop Gas Range, Built-in Oven, Built - in Microwave, Garage Door opener with Control(s), Vacuum System plus Attachments**  
 Property Listed By: **Greater Property Group**

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







