



THE
A-TEAM

**RE/MAX
FIRST**

55 SHAWNEE Heath, Calgary T2Y 0P6

MLS® #: **A2167227** Area: **Shawnee Slopes** Listing Date: **09/19/24** List Price: **\$1,000,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,875 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,359**
 Low Sqft:
 Ttl Sqft: **2,359**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 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,Gentle Sloping,No Neighbours Behind,Street Lighting,Underground Sprinklers,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`9" x 12`11"
Foyer	Main	6`7" x 7`11"
Office	Main	9`11" x 9`11"
5pc Ensuite bath	Second	14`7" x 10`4"
4pc Bathroom	Second	4`11" x 8`3"
Laundry	Second	9`4" x 5`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`4" x 12`0"
2pc Bathroom	Main	4`11" x 5`9"
Bedroom - Primary	Second	15`10" x 14`9"
Walk-In Closet	Second	14`4" x 7`5"
Bedroom	Second	10`0" x 14`4"
Bedroom	Second	11`7" x 12`11"

Family Room

Second

17`0" x 13`11"

Flex Space
Legal/Tax/Financial

Basement

27`9" x 34`2"

Condo Fee:
\$117

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1711947**

Remarks

Pub Rmks: **HIGHLIGHTS: Engineered Hardwood Floors | Quartz Counters Throughout | A/C | Front and Back Irrigation | Stainless steel appliance | 4 Rooms Above Grade | Backing onto Green Space | Large Windows | Tall Ceiling. WRITEUP: Welcome to this stunning detached single-family home in the sought-after community of Shawnessy, Calgary. Boasting over 2300 sq.ft of living space, this home features three spacious bedrooms, a large master bedroom with walk-in closet and a 5 piece ensuite, and three beautifully appointed bathrooms. The main floor offers a chef's kitchen with a walk-in pantry, floor-to-ceiling cabinets and large bright windows that fill the home with natural light. Enjoy family time in the expansive family room, cozy up by the large fireplace, or step outside onto the spacious back deck that overlooks a serene greenspace and walking path. The unfinished basement offers endless customization possibilities, allowing you to create the space you want. Additional highlights include an office, a designated laundry room upstairs and an oversized attached double-car garage. Located near playgrounds and schools, this home combines luxury, comfort, and convenience in a prime location. Don't miss out on this exceptional opportunity.**

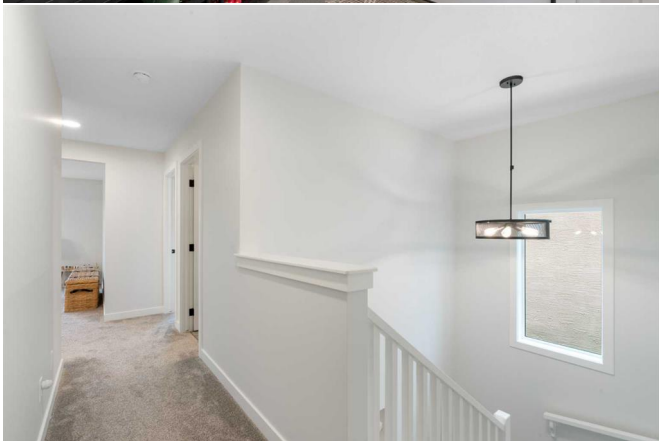
Inclusions:
Property Listed By: **N/A**
eXp Realty

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













55 Shawnee Heath SW, Calgary, AB

Main Building Total Exterior Area Above Grade 2358.90 sq ft



While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. PREPARED: 2024/09/07



55 Shawnee Heath SW, Calgary, AB

2nd Floor Exterior Area 1300.71 sq ft



0 5 10 ft PREPARED: 2024/09/07

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55 Shawnee Heath SW, Calgary, AB

Main Floor Exterior Area 1008.20 sq ft

Excluded Area 482.44 sq ft



0 5 10 ft PREPARED: 2024/09/07

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