



THE
A-TEAM

**RE/MAX
FIRST**

125 SHAWNEE Place, Calgary T2T1X1

MLS®#: **A2174765** Area: **Shawnee Slopes** Listing Date: **10/23/24** 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: **1987**
Lot Information
 Lot Sz Ar: **8,008 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,788**
 Low Sqft:
 Ttl Sqft: **1,788**

DOM

6
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Gentle Sloping,No Neighbours Behind,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Other,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Humidifier,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Closet Organizers,French Door,Granite Counters,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`7" x 5`5"
Dinette	Main	9`9" x 9`11"
Den	Main	9`10" x 9`11"
Bedroom	Main	11`2" x 11`3"
4pc Bathroom	Main	
Bedroom	Lower	11`8" x 15`5"
Family Room	Lower	16`3" x 25`9"

Room	Level	Dimensions
Kitchen	Main	10`0" x 12`1"
Living Room	Main	13`9" x 16`3"
Bedroom - Primary	Main	12`4" x 15`7"
Laundry	Main	6`1" x 9`4"
5pc Ensuite bath	Main	12`3" x 5`5"
Bedroom	Lower	10`11" x 15`7"
4pc Bathroom	Lower	

Furnace/Utility Room

Lower

19`3" x 19`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8711131

Zoning:

R-CG

Remarks

Pub Rmks:

A ONCE-IN-A-LIFETIME opportunity awaits with this gem of a property. The single-owner, walkout bungalow backs west onto Fish Creek Provincial Park, ideally situated on a pie lot to maximize privacy. From both the walkout lower level and the enormous main balcony you'll appreciate the beauty and solitude of nature along with the priceless, sweeping vista. This lovingly maintained home offers more than 3000 square feet of developed living space and features terrific highlights such as central air conditioning, in-ground irrigation system, clay tile roof, a wood burning fireplace to cozy up the main floor living room, a 3-sided gas fireplace for enjoyment in the lower level family room. Upon entering the front foyer you'll appreciate the soaring vaulted ceiling and beautiful wood flooring. The main level continues with a massive master bedroom with 5-piece ensuite, a second bedroom, another 4-piece bath, a private office, and an enormous formal dining room. The kitchen features a dinette with views to the west and has been fitted out with new, high-end stainless-steel appliances and granite counters. You'll love the convenient acces from the eat-in kitchen to the massive balcony c/w electric awning and stairs to the west-facing pie lot. The curving staircase to the walkout level leads you to an enormous family room with a 3-sided gas fireplace, a wall of windows facing west into the yard, and French doors leading out to a covered patio area in the huge, private yard. Continuing on, the lower-level features 2 oversized bedrooms which both have walk-in closets. The remainder of this level offers 4-piece bath, a storage area in the utility room, a dedicated workbench, a hobby washtub area and a second fridge. Venture outside and enjoy the oasis of solitude in the private, beautifully landscaped yard featuring an ornamental flowering tree, a golden larch, and a handy gate to access to Fish Creek Park. The community of Shawnee Slopes offers easy access to the C-Train, shopping, a playground and outdoor tennis court, and easy access out of the city. This home is a complete package and offers a location that rarely becomes available.

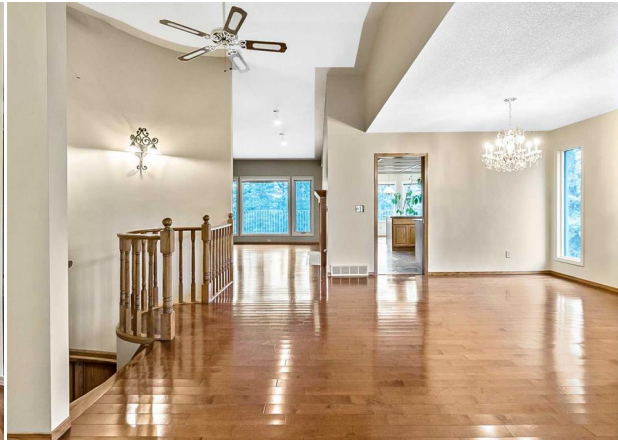
Inclusions:

Property Listed By:

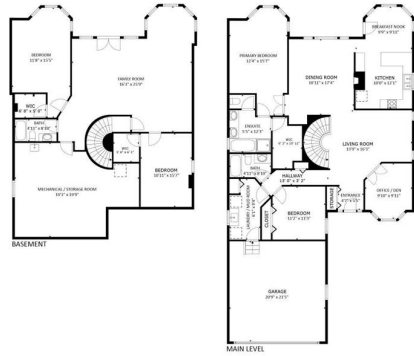
**second refrigerator in basement, yard decor on site, propane BBQ on deck, shelves in garage,
Hope Street Real Estate Corp.**

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









GROSS AREA 175 Shawnee Place SW - Calgary
 MAIN LEVEL: 1788.89 Sqft, BASEMENT: 1776.89 Sqft
 GARAGE: 473 Sqft
 TOTAL: 1788.89 Sqft
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