



THE
A-TEAM

**RE/MAX
FIRST**

48 SHAWNEE Green, Calgary T2Y0P5

MLS® #: **A2175288** Area: **Shawnee Slopes** Listing Date: **10/25/24** List Price: **\$798,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,239 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,967**
 Low Sqft:
 Ttl Sqft: **1,967**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	6`3" x 6`5"	Kitchen	Main	15`9" x 11`5"
Pantry	Main	4`4" x 4`10"	Dining Room	Main	11`8" x 8`10"
Living Room	Main	14`8" x 14`0"	2pc Bathroom	Main	4`11" x 4`8"
Bonus Room	Second	14`11" x 12`8"	4pc Bathroom	Second	4`11" x 9`3"
Bedroom	Second	13`7" x 10`0"	Bedroom	Second	10`0" x 11`3"

Laundry
4pc Ensuite bath

Second
Second

9' 0" x 5' 10"
8' 7" x 8' 6"

Bedroom - Primary
Walk-In Closet
Legal/Tax/Financial

Second
Second

14' 0" x 12' 4"
8' 7" x 4' 10"

Condo Fee:
\$100

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1712381**

Remarks

Pub Rmks: **Introducing 48 Shawnee Green SW, located in the scenic Shawnee Park, one of Calgary's most sought-after new communities. This home boasts a stylish modern farmhouse design, featuring Hardie board siding that adds to its impressive curb appeal. Inside, the main floor offers 9' ceilings, luxurious vinyl plank flooring, and quartz countertops throughout, complemented by premium finishes. The custom-designed kitchen is equipped with sleek, modern cabinetry, soft-close drawers and doors, stainless steel appliances, including a gas range, a stainless steel sink, and quartz countertops. The spacious great room includes a custom fireplace with floor-to-ceiling tile and large windows that flood the space with natural light while offering views of the fully landscaped backyard. Upstairs, you'll find three bedrooms, a 4-piece bathroom, a laundry room, and a bonus room with large windows that overlook a beautiful green space. The primary suite features large windows, a 4-piece ensuite with dual sinks, a large tiled shower, a freestanding soaker tub, and a walk-in closet. Step outside from the kitchen onto a large deck with aluminum railings, perfect for entertaining or relaxing. The front and backyards are fully landscaped and come with an irrigation system. Enjoy easy access to Fish Creek Park, nearby community parks, public transit, including the LRT for a quick commute to downtown, as well as schools and other established amenities. Schedule your private tour today!**

Inclusions: **n/a**
Property Listed By: **CIR Realty**

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









