



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1045 SHAWNEE Drive, Calgary T2Y 2T9**

MLS®#: **A2177695**      Area: **Shawnee Slopes**      Listing **11/06/24**      List Price: **\$789,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$45k, 12-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **5,403 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,676**  
 Low Sqft:  
 Ttl Sqft: **2,676**

DOM

**45**  
Layout  
 Beds: **4 (4 )**  
 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,No Neighbours Behind,Landscaped,Level,Rectangular Lot,See Remarks**  
 Park Feat: **Concrete Driveway,Covered,Double Garage Attached,Driveway,Enclosed,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Secured,See Remarks,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Jetted Tub,See Remarks,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`11"
Den	Main	13`2" x 9`2"
Family Room	Main	12`11" x 15`9"
Laundry	Main	6`10" x 9`2"
4pc Bathroom	Upper	11`0" x 10`6"
Bedroom	Upper	11`5" x 12`3"

Room	Level	Dimensions
Breakfast Nook	Main	13`9" x 8`8"
Dining Room	Main	10`3" x 12`0"
Kitchen	Main	13`9" x 14`8"
Living Room	Main	17`3" x 15`0"
5pc Ensuite bath	Upper	14`2" x 18`1"
Bedroom	Upper	10`3" x 14`10"

Bedroom  
Walk-In Closet

Upper  
Upper

10`4" x 15`6"  
6`11" x 7`2"

Bedroom - Primary

Upper

17`9" x 18`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8811677**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

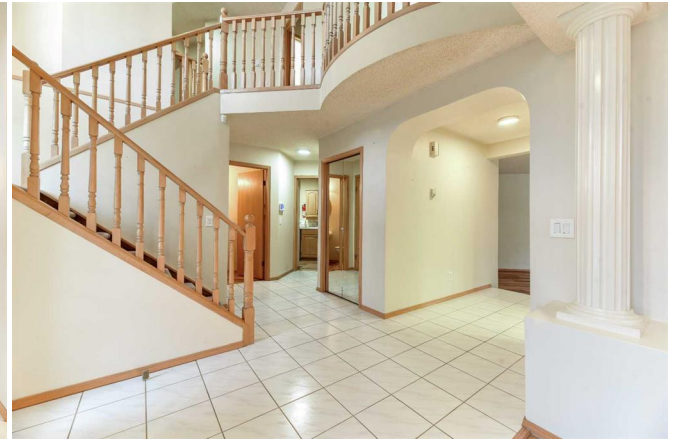
**WOW! Welcome to 1045 Shawnee Drive SW in the prestigious community of Shawnee Slopes; a one-of-a-kind executive residence. This impressive property boasts 2,676 square feet of meticulously maintained above-grade living space, and features 4 spacious bedrooms on the upper floor, versatile main-floor den, 2.5 bathrooms, chef-inspired kitchen with breakfast nook, formal dining and family rooms, sunken living room (with gas fireplace and built-in shelving), main-floor laundry room (with sink and storage), and an oversized double attached garage (that's drywalled, insulated, and painted). Countless upgrades here include: luxury vinyl plank and tile flooring on the main level, several stainless steel appliances, natural gas fireplace, central vacuum system, two furnaces, soaring ceiling height, glass block feature wall, Hunter Douglas window treatment package, and cement board exterior siding. The unfinished basement provides endless potential for future customization. This property is set on an expansive sunny south-facing lot, backing onto a forested greenspace with mature trees. Near to absolutely all amenities. Don't miss out, call today!**

Inclusions:  
Property Listed By:

**N/A**  
**MaxWell Capital Realty**

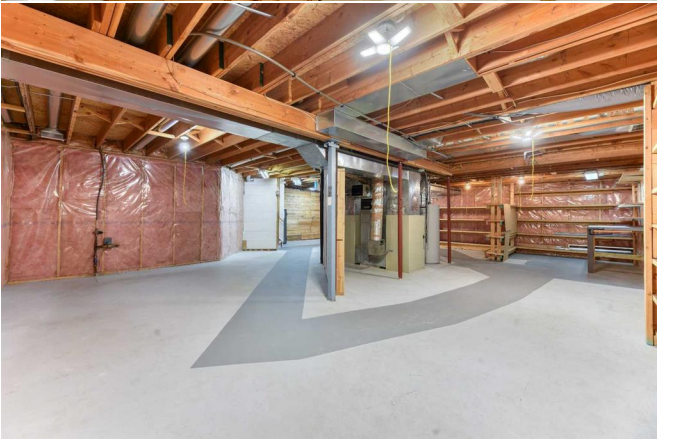
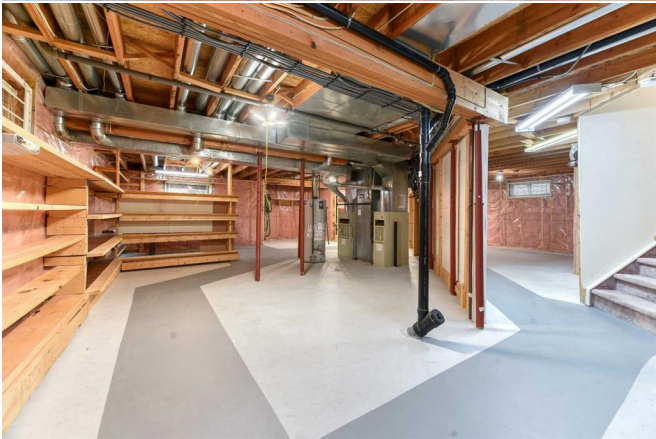
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











1045 Shawnee Dr SW, Calgary, AB

Main Floor Exterior Area 1330.00 sq ft  
Interior Area 1263.30 sq ft  
Excluded Area 490.03 sq ft



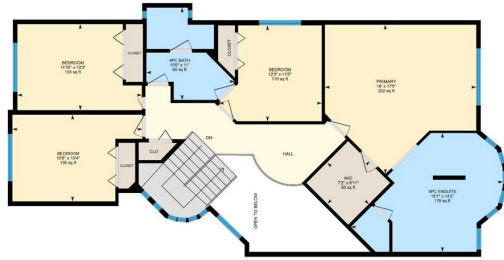
PREPARED: 2024/10/28



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1045 Shawnee Dr SW, Calgary, AB

2nd Floor Exterior Area 1348.47 sq ft  
Interior Area 1352.23 sq ft  
Excluded Area 110.58 sq ft



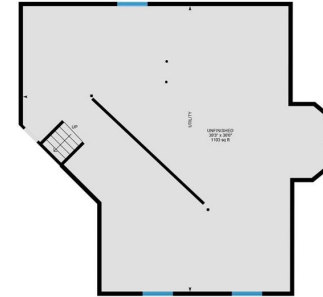
PREPARED: 2024/10/28



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Basement (Below Grade) Exterior Area 1107.42 sq ft  
Interior Area 1119.09 sq ft



PREPARED: 2024/10/28



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