



THE
A-TEAM

**RE/MAX
FIRST**

8 SHAWNEE Way, Calgary T2Y 2V4

MLS®#: **A2178226** Area: **Shawnee Slopes** Listing Date: **11/13/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **6,027 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,750**
 Low Sqft:
 Ttl Sqft: **1,750**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Landscaped,Underground Sprinklers**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Insulated,RV Access/Parking**

Utilities and Features

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

Construction: **Brick,Composite Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Closet Organizers,Jetted Tub,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`2" x 8`5"	Living Room	Main	11`4" x 14`3"
Dining Room	Main	15`2" x 11`10"	Kitchen	Main	16`6" x 9`8"
Breakfast Nook	Main	8`1" x 11`8"	Family Room	Main	14`10" x 14`10"
Bedroom - Primary	Main	15`5" x 16`3"	Bedroom	Main	16`0" x 12`9"
Bedroom	Main	13`8" x 9`9"	Sunroom/Solarium	Main	18`3" x 10`1"
3pc Ensuite bath	Main		4pc Bathroom	Main	
Game Room	Basement	19`7" x 26`7"	Dinette	Basement	8`8" x 15`10"

**Other
3pc Bathroom
Storage**

**Basement
Basement
Basement**

**5`5" x 18`1"
11`2" x 13`8"**

**Bedroom
Storage
Furnace/Utility Room**

**Basement
Basement
Basement**

**9`3" x 16`11"
13`11" x 16`5"
9`8" x 14`8"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8910430

Zoning:
R-CG

Remarks

Pub Rmks:

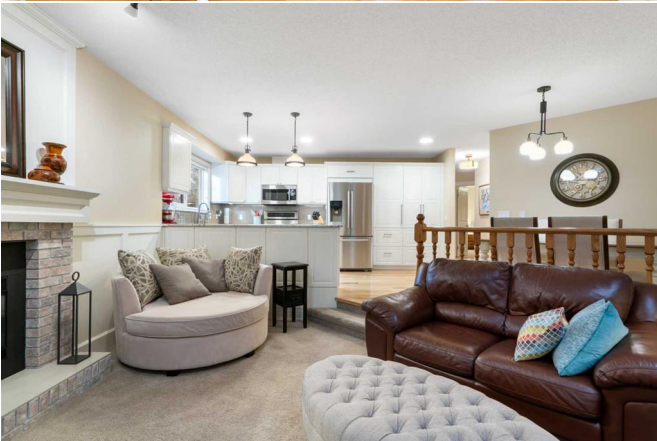
Welcome to this meticulously maintained and thoughtfully upgraded bungalow in the prestigious community of Shawnee Estate, a residence that caters effortlessly to families, young professionals, and those looking to downsize in style. Nestled on a peaceful, interior street, this property sits on an expansive, private lot surrounded by scenic pathways, and steps from a playground. With schools and the C-Train nearby, this location offers unparalleled convenience without compromising tranquility. Boasting over 3,100 square feet of beautifully designed living space, this home offers the luxury of single level living combined with sophisticated spaces for gathering and relaxing. Upon entering, you're greeted by a spacious front foyer that opens into a family sized living room with soaring vaulted ceilings, rich hickory engineered hardwood floors, and abundant natural light streaming in from oversized windows, creating an airy and inviting ambiance. The living and dining areas are perfect for entertaining, featuring two skylights that add a natural glow, and large enough to host gatherings of all sizes. The renovated kitchen, the true heart of the home, is equipped with sleek white cabinetry, granite counters, stainless appliances, and ample storage, making it both functional and stylish. This inviting kitchen overlooks the sunny, southeast facing backyard, providing a peaceful view while you cook. Adjacent, the cozy family room with two skylights and a gas fireplace is ideal for unwinding with loved ones. The spacious primary bedroom offers a serene retreat with a walk-in closet and a luxurious three piece ensuite, complete with a soaking tub. Two additional bedrooms provide versatile options for guest rooms, offices, or a hobby space. The impressive 200 sq. ft. sunroom is not included in the main floor square footage, extends your living space and is the perfect spot to enjoy morning coffee or an evening read in three seasons. The fully finished basement further expands this home's appeal, featuring a family room with a fireplace, games and fitness areas, large bedroom, full bathroom, and even a kitchenette and a laundry area. It's an ideal space for hosting family movie nights, game days, or as a private guest suite. Outdoors, the beautifully landscaped yard offers underground sprinklers, low maintenance gardens, a large concrete patio, and adjacent stone area, all providing a serene escape. The double attached insulated garage has 220V wiring (great for welders or EV charger) & the triple wide driveway offer ample parking, with the added bonus of a dedicated RV parking pad. Recent updates include some triple pane windows, hickory engineered hardwood flooring, eavestroughs, and Central A/C, this home is in pristine, move-in-ready condition. Enjoy the proximity to parks, schools, shopping, and public transit, all while savoring the luxury of your own private oasis in the desirable Shawnee Estates community. Don't miss your chance to call this stunning property your own!

Inclusions:
Property Listed By:

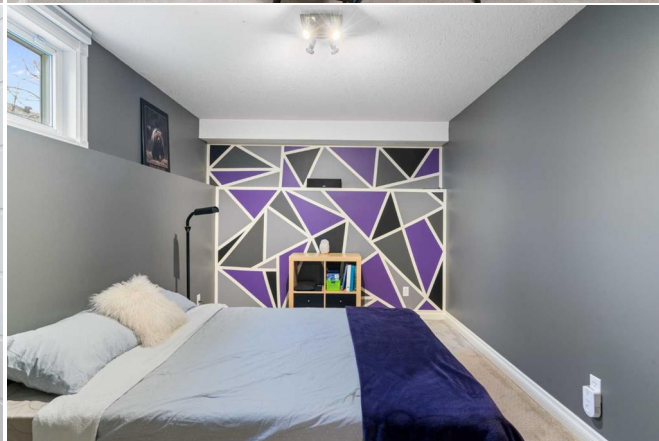
**N/A
Royal LePage Benchmark**

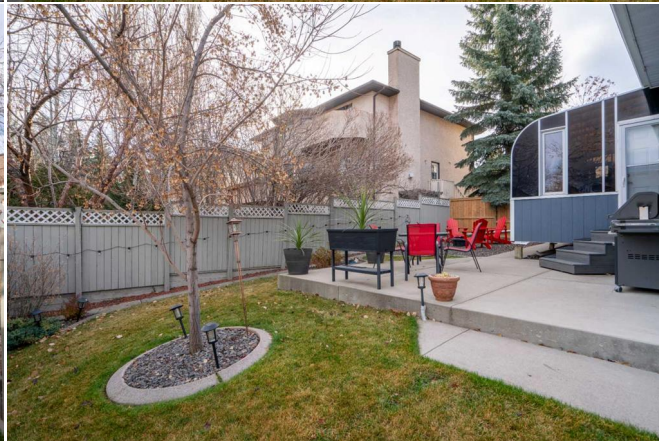
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







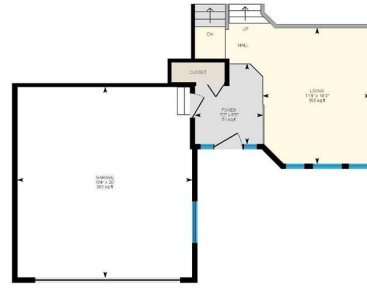






8 Shawnee Way SW, Calgary, AB

Main Floor Exterior Area 289.43 sq ft
Excluded Area 339.22 sq ft



PREPARED: 2024/1/12



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

8 Shawnee Way SW, Calgary, AB

Upper Main Floor Exterior Area 1462.05 sq ft
Excluded Area 205.03 sq ft



PREPARED: 2024/1/12



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

8 Shawnee Way SW, Calgary, AB

Basement (Below Grade) Exterior Area 1167.73 sq ft
Excluded Area 422.41 sq ft



PREPARED: 2024/1/12



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