



THE
A-TEAM

**RE/MAX
FIRST**

53 SHAWNEE Rise, Calgary T2Y 2R8

MLS®#: **A2181862** Area: **Shawnee Slopes** Listing Date: **12/06/24** List Price: **\$724,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1988** Abv Sqft: **1,964**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,134 sqft** Ttl Sqft: **1,964**
 Lot Shape:

DOM

15
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Private,See Remarks**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Construction: **Brick,Stucco**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Chandelier,Jetted Tub,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 17`8"	Dining Room	Main	10`0" x 11`6"
Kitchen	Main	10`5" x 11`11"	Family Room	Main	14`3" x 15`9"
Bedroom - Primary	Upper	14`1" x 14`2"	Bedroom	Upper	9`5" x 12`8"
Bedroom	Upper	9`4" x 11`1"	Game Room	Basement	31`7" x 21`6"
Bedroom	Basement	18`7" x 13`7"	Bedroom	Basement	10`4" x 14`0"
4pc Bathroom	Upper		4pc Ensuite bath	Upper	
2pc Bathroom	Main		3pc Bathroom	Basement	

Laundry

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8611208

Remarks

Pub Rmks:

Nestled within the desirable Shawnee Slopes community, this exceptional two-story residence enjoys unparalleled proximity to Fish Creek Park, walking distance to CTRAIN STATION, picturesque pathway systems, cycling and pedestrian trails, and expansive green spaces. This traditional home showcases thoughtful upgrades, including gleaming hardwood flooring throughout, brand new quartz countertops all over, presenting ample opportunity for the new owners to infuse their personal style and vision. Upon entering, one is warmly greeted by a spacious, tile-floored foyer, bathed in an abundance of natural light. The cozy family room features a wood-burning fireplace and charming bay window. Adjacent to this inviting space lies the kitchen, featuring classic oak cabinetry, track lighting, a traditional white tile backsplash, and a newer stainless-steel oven with a flat top stove. The kitchen's efficient layout seamlessly transitions to a breakfast nook, adorned with another sunlit bay window that offers serene views of the private backyard. Just beyond the kitchen lies a formal dining space, while a dedicated living room at the front of the home provides additional comfort, accentuated by thoughtfully designed vaulted ceilings. Completing the main level are a 2-piece powder room and a separate mud/laundry room. Ascending the traditional staircase leads to the upper level of this exceptional residence. The primary bedroom impresses with vaulted ceilings, a generous walk-in closet, and another bay window overlooking the backyard. The primary ensuite bathroom features a jetted soaker tub, a separate toilet, and a standalone shower. Two additional well-appointed, spacious bedrooms and a 4-piece bathroom round out the second floor. The finished lower-level basement offers ample opportunity to realize one's vision, featuring a large recreation and entertainment room, as well as a wet bar. This lower level also provides additional conveniences, including a den - an ideal space for a home office or a dedicated playroom for children. This exceptional property embodies thoughtful design features and a backyard sanctuary, creating an extraordinary lifestyle opportunity. With its prime location, expansive living spaces, and distinctive amenities, 53 Shawnee Rise SW presents a remarkable prospect for young professionals, families, or discerning investors seeking a remarkable residence.

Inclusions:
Property Listed By:

**Main Fridge & Basement Fridge, Wet Bar Fridge, Garage Opener with Remote Controls, Alarm Panel
Century 21 Bamber Realty LTD.**

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













