



THE
A-TEAM

**RE/MAX
FIRST**

852 SHAWNEE Drive, Calgary T2Y 1X4

MLS®#: **A2181951** Area: **Shawnee Slopes** Listing Date: **12/02/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1986**
Lot Information
 Lot Sz Ar: **7,362 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,995**
 Low Sqft:
 Ttl Sqft: **2,995**

DOM

19
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Landscaped,Level**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`6" x 7`7"	Bedroom	Main	7`8" x 11`8"
Dining Room	Main	8`1" x 12`6"	Kitchen	Main	13`10" x 18`0"
Family Room	Main	11`9" x 12`1"	Living Room	Main	12`10" x 16`1"
Den	Main	12`11" x 9`10"	2pc Bathroom	Main	5`0" x 7`2"
Bedroom - Primary	Upper	14`6" x 17`8"	5pc Ensuite bath	Upper	9`7" x 16`1"
Bedroom	Upper	26`6" x 8`0"	Bedroom	Upper	16`6" x 9`5"
3pc Bathroom	Upper	11`4" x 5`11"	Bedroom	Basement	13`6" x 12`6"

3pc Bathroom

Basement

8`8" x 6`3"

Bedroom
Legal/Tax/Financial

Basement

11`8" x 12`8"

Title:
Fee Simple
Legal Desc:

8511236

Zoning:
R-CG

Remarks

Pub Rmks: **Metal roof, triple car garage, triple pane new windows, former Homes by Avi show walking distance to Fish Creek Park and LRT. This amazing home is designed for entertaining & has been meticulously maintained & upgraded. Enjoy sun-drenched rooms, grand two storey ceilings & a sweeping curved staircase. The home features gleaming porcelain tile floors throughout, a custom kitchen with polished granite counter tops, quality appliances and custom built-ins. Other features include built-in bookcases, entertainment centres and wet bar. The master suite boasts a stunning fireplace & balcony and is highlighted by a lavish ensuite and an endless walk in closet. The home contains a total of 4 1/2 baths, 5 bedrooms, 3 with ensuite baths finished basement development.**

Inclusions:
Property Listed By:

n/a
Grand Realty

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









