

48 SHAWNEE Green, Calgary T2Y0P5

MLS®#:	A2182940	Area:	Shawnee Slopes	Listing Date:	12/10/24		List Price:	\$796,000				
Status:	Active	County:	Calgary	Change:	None		Associatio	n: Fort McMurray				
		General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape:		Residential Detached Calgary 2021 3,239 sqft		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,967 1,967	DOM 11 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3) 2.5 (2 1) 2 Storey 2 2			
Ā				Access: Lot Feat: Park Feat:		Low Maintenance Landscape,Rectangular Lot Double Garage Attached						

			Utilities and Features					
Roof:	Asphalt Shingle		Construction:	Construction:				
Heating:	Fireplace(s),Forced Air,Natural Gas		Wood Frame	Wood Frame				
Sewer:			Flooring:	Flooring:				
Ext Feat:	Garden, Playground		Carpet, Vinyl Plank	Carpet, Vinyl Plank				
			Water Source:	Water Source:				
			Fnd/Bsmt:	Fnd/Bsmt:				
			Poured Concrete	Poured Concrete				
Kitchen Appl: Int Feat: Utilities:	Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)							
	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	Montiny	Remarks				
Pub Rmks: Inclusions: Property Listed By:	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! NONE CIR Realty						

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













