



THE
A-TEAM

**RE/MAX
FIRST**

240 SHAWNEE Gardens, Calgary T2Y 2V1

MLS® #: **A2189390** Area: **Shawnee Slopes** Listing Date: **01/24/25** List Price: **\$814,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1988**
Lot Information
 Lot Sz Ar: **4,929 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,038**
 Low Sqft:
 Ttl Sqft: **2,038**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard,Rain Gutters,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Beamed Ceilings,Bookcases,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,Jetted Tub,No Animal Home,No Smoking Home,Skylight(s),Storage,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	19`2" x 12`10"
Kitchen	Main	11`10" x 12`0"
Living Room	Main	12`8" x 14`10"
2pc Bathroom	Main	5`1" x 5`6"
Foyer	Main	4`10" x 9`2"
4pc Ensuite bath	Upper	7`2" x 10`11"
Bedroom	Upper	9`4" x 12`3"
3pc Bathroom	Basement	4`10" x 9`9"
Storage	Basement	19`4" x 26`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	17`1" x 10`11"
Breakfast Nook	Main	8`8" x 11`8"
Office	Main	10`2" x 7`7"
Laundry	Main	10`2" x 6`0"
Bedroom - Primary	Upper	12`10" x 16`8"
Bedroom	Upper	9`4" x 11`3"
4pc Bathroom	Upper	9`0" x 5`0"
Game Room	Basement	16`3" x 37`0"
Storage	Basement	5`0" x 5`8"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

8811677

Remarks

Pub Rmks: **Fabulous location on a family friendly cul-de-sac backing to a private, treed greenbelt. Shawnee Slopes is a popular estate community offering local schools & over 30 acres of greenspaces & parks. Walk out your front door & directly into Fish Creek Provincial Park within minutes! Stroll or bike along miles of paved pathways in the heart of nature! Steps away from the West Park featuring playground equipment, wetlands to feed the ducks & winter skating, picnic benches, tennis courts, basketball hoops & more. Fantastic transit access with a major bus line steps away. Takes you directly to the Lacombe C-train station for a worry-free commute to City Centre! Inside you'll discover a beautiful home that has been meticulously maintained & showcases over \$200,000 spent in major updates over the years! Shingles, furnace, windows, custom blinds, water tanks, new PEX plumbing, new kitchen, bathrooms, luxury vinyl plank flooring, rebuilt deck, in ground sprinkler system & more! 3 bedrooms up including the spacious Primary suite featuring large walk-in closet & sumptuous ensuite bath. Get pampered in the newly designed ensuite with luxury multi-headed shower. Take a soak in the main bath sumptuous, jetted tub. All closets have custom built-ins. The main floor has soaring vaulted ceilings, low maintenance flooring, large principal rooms perfect for entertaining. The gourmet kitchen has endless granite countertops, white Maple cabinets & stainless-steel appliances. Direct access to an upper re-built deck to enjoy relaxing moments enjoying the views of the beautifully landscaped backyard, mature trees & greenspace behind. Spacious family room has a cozy gas fireplace flanked by built-in shelving. The main floor den is perfect for a home office or occasional guest bedroom. The walk-out basement is professionally finished adding a large rec-room & games room to enjoy family time! Add a Murphy bed or hide a bed couch & along with the newly added full bath, house the guests who come for visits! Tons of storage space in the full height "crawl" space and mechanical area. Just move in and enjoy!**

Inclusions: **Storage Shed, Desk in Main Floor Den, Electrical Deck Heater**
 Property Listed By: **RE/MAX Realty Professionals**

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











