



THE
A-TEAM

**RE/MAX
FIRST**

1396 SHAWNEE Road, Calgary T2Y 2H1

MLS®#: **A2195460**

Area: **Shawnee Slopes**

Listing Date: **02/18/25**

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **5,834 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,443**
Low Sqft:
Ttl Sqft: **2,443**

DOM

49
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Few Trees,Garden,Landscaped,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot
Double Garage Attached,Garage Door Opener,Garage Faces Front,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Garden**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Kitchen	Main	20`1" x 18`8"
Living Room	Main	12`11" x 25`11"	Dining Room	Main	16`7" x 14`2"
Laundry	Main	11`4" x 6`4"	Office	Main	8`11" x 13`1"
5pc Ensuite bath	Upper		4pc Bathroom	Upper	
Bedroom	Upper	12`9" x 11`10"	Bedroom	Upper	9`11" x 10`8"
Bedroom - Primary	Upper	17`4" x 14`3"	3pc Bathroom	Lower	

Bedroom	Lower	12`7" x 14`8"	Family Room	Lower	34`8" x 23`7"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	8810521

Remarks

Pub Rmks: **Welcome to this exquisite 4-bedroom, 3.5-bathroom, 2-storey home boasting nearly 3,500 sq. ft. of beautifully developed living space. Nestled in a quiet cul-de-sac and backing onto a serene natural green space, this home offers both privacy and convenience in a highly sought-after neighborhood. Perfect for modern living, the open-concept layout is designed for entertaining, featuring soaring cathedral ceilings and large windows that fill the space with natural light. The family room, currently utilized as a formal dining area, seamlessly transitions into the state-of-the-art kitchen. This chef's dream is equipped with upgraded stainless steel appliances, a large central island, granite countertops, and rich mocha cabinetry. From the kitchen, step onto a massive backyard deck with multiple natural gas outlets, perfect for summer BBQs and outdoor gatherings. A traditional living room/dining room combination makes hosting dinner parties effortless. The main floor also offers a private den—ideal for a home office—as well as a fantastic laundry/mudroom with a sink and a powder room for added convenience. Upstairs, you'll find three generously sized bedrooms, including the luxurious master suite—an adult oasis featuring a large soaker tub, in-floor heating, double vanity, separate glass shower, and a spacious walk-in closet. The fully finished walk-out basement is bright and inviting, featuring a large recreation room, a gaming room, and a massive fourth bedroom with sliding glass doors leading to the patio. The extensively landscaped, maintenance-free backyard includes a deck with a spiral staircase, an exposed aggregate patio, and artificial turf for effortless upkeep. Additional highlights of this remarkable home include two updated furnaces, a newer roof, and dual AC systems for year-round comfort. With stunning curb appeal, this home is truly move-in ready for its next proud owners. Enjoy easy access to Fish Creek Park, Macleod Trail, and Stoney Trail. Plus, you're within walking distance to numerous parks, the new outdoor skating rink, tennis courts, and close to shopping, schools, and more. Don't miss this incredible opportunity to elevate your lifestyle in the prestigious community of Shawnee Slopes!**

Inclusions:	NA
Property Listed By:	RE/MAX First

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









