



THE
A-TEAM

**RE/MAX
FIRST**

919 SHAWNEE Drive, Calgary T2Y 2G8

MLS®#: **A2198414** Area: **Shawnee Slopes** Listing Date: **03/03/25** List Price: **\$1,124,990**
 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: **526 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,725**
 Low Sqft:
 Ttl Sqft: **2,725**

DOM

6
Layout
 Beds: **6 (5 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Dog Run Fenced In,Landscaped,Lawn**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Dog Run,Garden,Lighting,Playground,Private Yard**

Construction: **Brick,Concrete,Other,Stone,Stucco**
 Flooring: **Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Chandelier,French Door,Kitchen Island,No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`8"	Bedroom	Main	10`11" x 10`4"
5pc Ensuite bath	Upper	15`6" x 11`2"	Bedroom	Upper	10`5" x 11`11"
5pc Bathroom	Upper	11`0" x 5`0"	Bedroom	Upper	9`5" x 12`9"
Bedroom - Primary	Upper	17`9" x 14`11"	Bedroom	Upper	9`2" x 12`7"
3pc Bathroom	Basement	7`5" x 10`4"	Bedroom	Basement	13`4" x 9`8"
Office	Basement	10`0" x 9`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8810166

Remarks

Pub Rmks: **Stunning New Renovation in Coveted Shawnee Estates! Prepare to be captivated by this dramatic 2-story residence, designed for the most discerning buyer. Spanning nearly 4,000 sq. ft. of thoughtfully developed space, this home truly offers room for everyone. The vaulted ceilings in the expansive living and dining areas create a breathtaking backdrop for the elegant staircase, setting the tone for refined luxury throughout. The sun-drenched great room, featuring a warm and inviting fireplace, seamlessly flows into a gourmet kitchen that delights with high-end finishes, modern appliances, and ample counter space for culinary enthusiasts. A versatile main floor den/office provides the perfect workspace or study nook. Retreat to the lavish master suite, which boasts a spa-like 5-piece ensuite, a generous walk-in closet, and an enchanting private deck accessed through double French doors—perfect for morning coffee or evening relaxation. The three additional upper bedrooms shine with beautiful hardwood flooring and share a stylish 4-piece bathroom, ensuring comfort and elegance for family and guests alike. The fully developed basement offers endless possibilities, featuring a spacious recreation area, a sizable bedroom, a fitness room, and a secondary kitchen—ideal for entertaining or accommodating guests. Step outside to enjoy the serene green space behind this sunny abode, all while being conveniently located near Fish Creek Park, C-Train access, fabulous shopping, and all the amenities you could desire. Don't miss your chance to own this exquisite home that combines luxury, space, and an unbeatable location!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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











