



THE
A-TEAM

**RE/MAX
FIRST**

338 SHAWNEE Boulevard, Calgary T2Y 0P4

MLS®#: **A2199321** Area: **Shawnee Slopes** Listing Date: **03/07/25** List Price: **\$1,250,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **4,940 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,616**
 Low Sqft:
 Ttl Sqft: **2,616**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Rectangular Lot**
 Park Feat: **Garage Faces Front,Heated Garage,Insulated,Oversized,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Gas Stove,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Tankless Hot Water,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	31`2" x 18`10"	Living Room	Main	61`9" x 49`3"
Kitchen	Main	63`9" x 36`8"	Dining Room	Main	37`6" x 30`7"
2pc Bathroom	Main	16`8" x 15`7"	Bedroom - Primary	Upper	53`10" x 45`11"
Bedroom	Upper	41`10" x 34`2"	Bedroom	Upper	42`8" x 34`2"
Bonus Room	Upper	55`3" x 48`5"	Den	Upper	37`2" x 35`0"

5pc Ensuite bath
Laundry
Bedroom
Covered Porch

Upper
Upper
Basement
Main

65` 4" x 34` 2"
34` 2" x 19` 5"
61` 9" x 30` 4"
40` 5" x 39` 1"

4pc Bathroom
Game Room
3pc Bathroom
Balcony

Upper
Basement
Basement
Main

41` 10" x 18` 10"
81` 6" x 57` 2"
30` 7" x 18` 1"
49` 3" x 32` 7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1711277

Remarks

Pub Rmks:

HOME SWEET HOME! Opportunity knocks for you to purchase this single-family FORMER SHOW HOME by Cardel Homes in the prestigious community of Shawnee Park! This gorgeous home is thoughtfully designed w/ exceptional features! SW facing w/ OVER SIZED FRONT ATTACHED TRIPLE HEATED TANDEM GARAGE is powered ready for E V I 4 Bedrooms, 3.5 Baths I Fully Finished Basement I 2 Outdoor Living Areas w/ covered decks I Home Office/Study Area & Large Bonus Room I 9-ft ceilings throughout I Huge Living Room w/ 10-ft vaulted ceiling I Huge Rec Room I Second Laundry w/ Bosch washer & Dryer I Large Primary Bedroom w/ 2 walk-in closets I Air Conditioning I Exterior Gemstone Lighting I Spanning over 3,590 sq ft across three levels, this exceptionally built residence is ready for you to move in. The main floor boasts an open concept floor plan with 9-ft ceilings and large windows allowing natural light to flood in. The hardwood flooring adds an elegant touch, leading you to the adjacent formal dining room—a perfect space for family and friends to gather for a meal. The kitchen is a true highlight, showcasing stainless steel appliances, a gas stove, custom maple wood cabinetry with an updated marble tile backsplash, quartz countertops, and a large center island with seating. The living room, featuring a cozy gas fireplace, creates an inviting ambiance. And the front mudroom features a walk-in closet. Heading to the upper level, you will notice 3 large bedrooms, home office/study area and bonus room. Huge primary bedroom retreat features two walk-in closets with built-ins, and a spa-like 5-piece ensuite with large soaker tub, dual vanities and separated oversized shower. The upper level also offers two other well-sized bedrooms, along with a 4-piece full bath and a convenient laundry room with a sink. The fully developed basement is finished w/ Sub Floor & Vinyl Plank Flooring for your extra comfort, a huge rec room/family room with a wet bar, a 3-piece full bath, second laundry room w/ Bosch washer & dryer, and an additional bedroom with plenty of storage space under the stair case. The fully landscaped backyard includes an irrigation system, mature trees, a shed, deck, and patio space. The good sized lot provides ample space for kids to play and outdoor enjoyment. Equipped with central air conditioning, an on-demand hot water tank, built-in speakers, this home offers both comfort and convenience. Located just minutes away from parks, schools, churches, Shawnessy Shopping Centre, library/ YMCA, C-Train Station, and easy access to MACLEOD TR. This is an exceptional opportunity not to be missed. Call today!

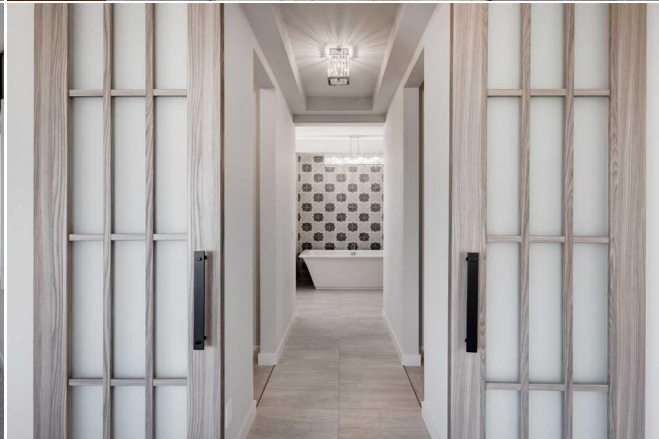
Inclusions:
Property Listed By:

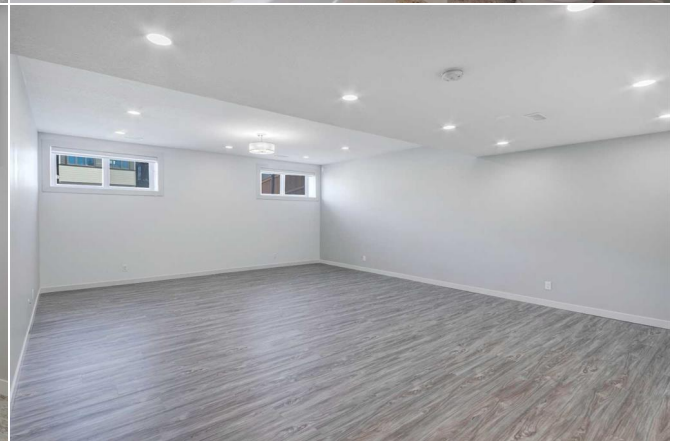
Garden Shed
RE/MAX Realty Professionals

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

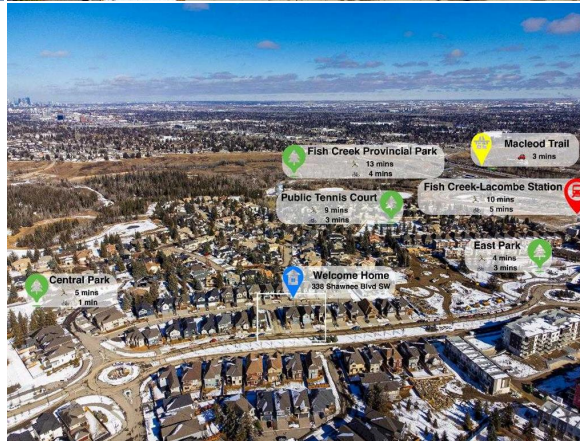
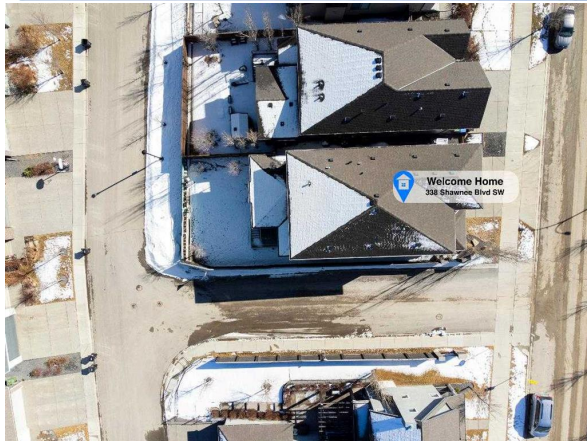












Included Features

- 9 ceilings throughout the home
- 10 living room vaulted ceiling
- Heated epic car tandem garage
- Custom hardwood cabinetry package including:
 - solid painted maple doors and drawers in regular layout
 - Soft Close hardware
 - Decorative drawer construction
 - Premium hardware
- Kitchen Aid stainless steel appliances
- Quartz countertops
- Moore Merion Stone kitchen faucet
- Stainless undermount sink
- Fall styled wet bar with glass cabinetry
- Recessed fridge
- Herringbone marble laminated back splash
- Custom fireplace detail with tile surround
- Engineered, white oak hardwood flooring
- Upgraded cupes and passage doors throughout
- Luxury vinyl plank flooring with an installed in-floor throughout the basement
- Glass tiling with metal hood post caps
- Premium wall and floor tiles
- In-wall washer/cabinet shower glass
- Dual ensuite sinks
- Free standing ensuite tub
- Mesa 90 Degree faucets and fixtures
- Maple laundry room cabinets with sink
- Whirlpool front load washer & dryer (Upper Floor)
- Security Beach home load washer & dryer (basement)
- Modern light fixtures
- Stainless Space storage and mirror package
- Heat recovery ventilation system
- Lennox Ultra High Efficiency furnace
- Lennox Elite Air Conditioner
- Canada's premium energy foam attic insulation assembly
- Security system
- Fully landscaped lot with rear concrete deck
- Separate outdoor side area with vinyl deck
- Motorized solar powered shade on the main floor
- Motorized outdoor shade for the side deck
- Exposed aggregate sidewalk and driveway
- Exterior Concrete LED light package
- Storage shed and built-in irrigation system
- Garage recessed sub panel

Prime Location

The property is situated in the established in-movement community of Shawnee Slope. To the east, it is bordered by Macleod Trail, to the west by Stony Trail, and to the south by Fish Creek Provincial Park. This property is within walking distance of five recreational parks, including Fish Creek Provincial Park, and is also a short drive away from the renowned shopping options in the Shawnee Shopping Centre. Additionally, accessing downtown is a breeze, as the CTra provides swift and easy access, with the Fish Creek Lacombe station located just a five-minute walk away.

3350 sq ft of Developable Living Space
4 Bedrooms, 3.5 Bathrooms
Constructed in 2015
4040 sq. L.S.

338 Shawnee Blvd SW
Shawnee Park, Calgary, Canada

The Property

Welcome home to the former Savin showhome by Candis Homes, a recent Community of the Year award winner. This home features 3500 square feet of developed living space and an oversized heated triple tandem garage, two spacious outdoor living areas, a beautiful kitchen, a vaulted living room, three above grade bedrooms, and four bathrooms. The home is equipped with a Lennox Elite furnace and air conditioner, ensuring thermal comfort throughout the seasons. Additionally, it has a professionally installed radon mitigation system for your peace of mind. The basement has been fully developed, including an additional bedroom, an expansive recreation room with a wet bar, a spacious storage space bathroom, and an additional laundry room for your guests. Over \$150k in upgrades have been made to this home. The lot is fully landscaped and fenced. Don't miss your chance to own a piece of urban paradise. Your dream home awaits.

About the home

Introducing a contemporary masterpiece of elegance—a sleek and sophisticated Prairie-inspired property that redefines modern living. This home seamlessly blends architectural innovation with luxurious comfort. Step into a world of open concept design, where clean lines, abundant natural light, and nine-foot ceilings throughout the home create a sense of spaciousness. The state-of-the-art kitchen is a culinary delight, featuring superior KitchenAid appliances, Hanwood painted maple cabinetry, granite quartz countertops, and neighboring marble backsplashes. Two outdoor living spaces, finished in maintenance-free vinyl and composite materials, extend beyond the dining nook, seamlessly blending the outdoors with indoor living. The kitchen island faces the living room, with a natural gas fireplace radiating the far wall under the ten-foot vaulted ceiling. The windows on the main floor are noteworthy for their depth and height, adding to the brightness and feeling of this home.

A Floorplan that Works with You

Proceeding upstairs, you will find the beautifully appointed glass living opening to a spacious office/tech space with a built-in L-shaped desk under a transom window. Access to the second-floor laundry is off this space, as the entrance to the home room, located at the front of the house. The main bathroom, boasts a split design, making it ideal for sharing with a sibling during the morning rush.

Adjacent to the bedroom are two secondary bedrooms. At the end of the hallway you'll find the generously appointed fourteen by sixteen foot master bedroom. Positioned between two long windows in the master bedroom, the grand solid-wood French barn doors lead to a striking mosaic tiled fireplace/walk back space. This backdrop transforms the freestanding tub into an artistic masterpiece, offering a glimpse of the retreat down the hallway. Each side of the ensuite hall provides access to separate walk-in closets for the husband and wife. The bathroom also features separate vanities, a makeup table, and a separate shower.

Proceeding downstairs, you will find the basement fully finished. It boasts a spacious recreation room, a full-sized wet bar with glass cabinetry & beverage center, and a three-piece bathroom. Down the hall, you'll also find a secondary bedroom, a guest bedroom, and a storage room.

A Smart Home

The home has been thoughtfully upgraded with smart home features to enhance your family's experience. These features include built-in speakers in the kitchen, bonus room, and master ensuite. The main floor features solar-powered motorized shades, a motorized outdoor roller shade, a Wet-Finished garage door opener, a motorized electric fence, and a security system. The recreation room has been set up for a home theater with rear speakers. For your convenience, a built-in irrigation system is included, and an additional sub panel is provided in the garage for future EV charging or workshop requirements. Exterior Concrete LED lighting has been professionally installed to add a festive touch to the home's curb appeal.

