

# \$888,000 - 1393 Shawnee Road Sw, Calgary

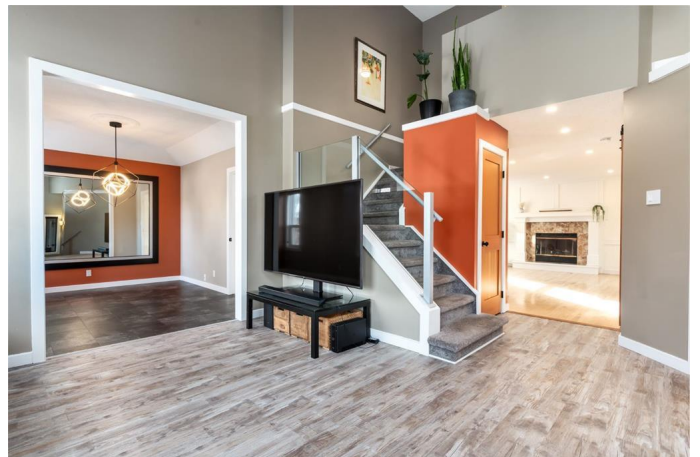
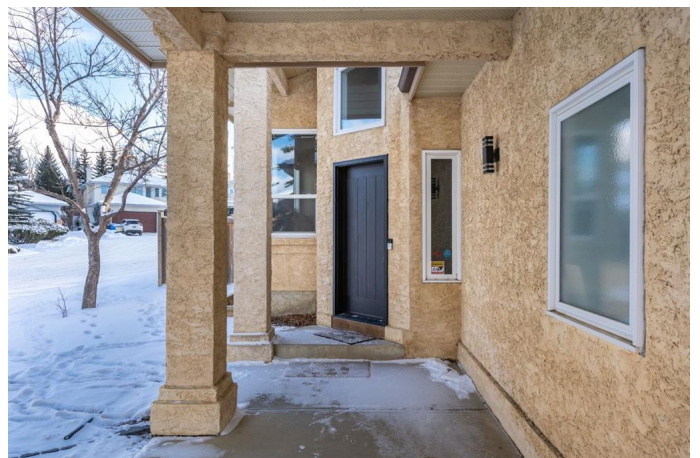
MLS® #A2194155

**\$888,000**

4 Bedroom, 4.00 Bathroom, 2,104 sqft  
Residential on 0.14 Acres

Shawnee Slopes, Calgary, Alberta

START THE CAR - This is the one you've been waiting for! ESTATE HOME with a TRIPLE CAR GARAGE on a CORNER LOT! Why buy new on a small lot when you can live in the coveted Estate community of Shawnee Slopes, with lush green spaces and modern amenities?? This beautiful home has everything you need... Great curb appeal with stucco exterior, located in a quiet CUL-DE-SAC on a TREED AND PRIVATE CORNER LOT. You will be immediately impressed by the VAULTED CEILINGS, glass railing and new vinyl plank flooring. Spacious kitchen, overlooking the lovely SOUTH FACING BACKYARD. The sunny family room has a wet bar and WOOD BURNING FIREPLACE. There is also a 2-pc guest washroom and laundry room on the main level. Plenty of room for your whole family with over 3,000 SQ FT OF DEVELOPED LIVING SPACE, 4 beds and 3.5 baths. Massive primary bedroom with huge walk-in closet and spa-like ensuite! Basement was recently renovated and features a large rec-room with GAS FIREPLACE, 4th bedroom (windows not egress), 4-pc bathroom, and large storage room. HEATED TRIPLE CAR GARAGE and large driveway! The backyard is truly special... Mature landscaping, stamped concrete patio, gardening beds and a HEATED PUB SHED, wonderful for entertaining. Other bonuses include: SKYLIGHTS, NEWER WINDOWS & HIGH EFFICIENCY FURNACE. Shawnee Slopes is a well established community, known



for their many parks, green spaces and close proximity to Fish Creek Park. 4 parks within walking distance! Ongoing development in the area is bringing new restaurants and shops. Quick access to schools, major roadways, recreation and all other amenities. This is a great place to call home with wonderful value. Check out our 3D VIRTUAL TOUR and join our OPEN HOUSES on Feb 15th & 16th!

Built in 1989

### **Essential Information**

MLS® #	A2194155
Price	\$888,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,104
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1393 Shawnee Road Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2T1

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Insulated, Oversized, Triple Garage Attached

# of Garages 3

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating High Efficiency, Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 3

Fireplaces Electric, Gas, Gas Starter, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Yard, Corner Lot, Cul-De-Sac, Garden, Landscaped, Lawn, Many Trees, Private, Treed

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## Additional Information

Date Listed February 12th, 2025

Days on Market 30

Zoning R-CG

## Listing Details

Listing Office MaxWell Capital Realty

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