



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1396 Shawnee Road SW
Calgary, Alberta

MLS # A2222183



\$1,019,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,443 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Side By		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage		

Inclusions: NA

Welcome to this exquisite 4-bedroom, 3.5-bathroom, 2-storey home boasting over 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!