



GRASSROOTS
REALTY GROUP

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767 Shawnee Drive SW
Calgary, Alberta

MLS # A2228481



\$1,099,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,793 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Brick, Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Open House June 14, Sat 1:00-4:00pm. Welcome to this beautifully maintained, original-owner, custom-built 2-storey Cardel home located in the award-winning community of Shawnee Slopes! This sleek and stylish 4-bedroom + den + formal dining room + large bonus room home offers over 3,000 sq. ft. of luxurious living space and is loaded with high-end upgrades. The main floor and second floor showcase rich maple hardwood flooring throughout, granite countertops in the kitchen and all bathrooms, and an elegant stucco and brick exterior. The spacious living room features 12' ceilings, a cozy gas fireplace, designer lighting, and extra-large south-facing windows that flood the space with natural light. The chef's kitchen is truly a showstopper, featuring premium custom cabinetry with soft-close mechanisms, full-height cabinets with raised crown moldings, stainless steel appliances including a built-in microwave, ample counter space, a large walk-in pantry, and a spacious mudroom with additional storage. There is a den perfect for a home office or reading room, and a formal dining room ideal for hosting dinners and family gatherings. Upstairs, the large bonus room offers stunning park views—perfect for family movie nights or a playroom. The primary suite is a true retreat, featuring a walk-in closet and a spa-inspired 6-piece ensuite with dual vanities, a soaker tub, and a separate glass shower. Three additional generously sized bedrooms, a 4-piece bathroom, and an upper-floor laundry room for added convenience. Beautifully landscaped backyard with a spacious deck and a sunroom—an ideal setting for relaxing, entertaining. This home is just a short walk to Fish Creek Park, the second-largest urban park in Canada. Enjoy year-round access to nature, while still being minutes from restaurants, shopping, supermarkets, and just a

2-minute walk to the C-Train station.