



GRASSROOTS
REALTY GROUP

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69 Shawnee Green SW
Calgary, Alberta

MLS # A2244390



\$915,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,279 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Doorbell Camera, Nest Thermostat, Garage Heater		

Discover the perfect harmony of elegance and comfort in this stunning home, located in the highly coveted Shawnee Park community. Located next to a lush established green space and backing onto vibrant community gardens, and bocce ball courts, this property boasts over 3,000 square feet of impeccably designed living space, crafted to impress even the most discerning buyer. Step through the front door and into a home that radiates sophistication. Soaring 9-foot ceilings and warm hickory wide-plank hardwood floors set the tone for the stylish interiors. The European-inspired kitchen is a culinary masterpiece, featuring sleek two-tone cabinetry, quartz countertops, stainless steel appliances including a gas stove. A walk-through pantry offers practical storage solutions, while the eat-up island invites casual dining and effortless entertaining. Adjacent, the bright and inviting living room beckons with expansive windows and a gas fireplace framed in chic wood paneling. The dining area seamlessly transitions to the South/East-facing backyard, where a composite deck, gas BBQ hookup, and serene landscaped views create the ideal space for outdoor gatherings or quiet relaxation. Upstairs, the luxurious master suite offers a private retreat, complete with an oversized walk-in closet and a spa-inspired en-suite. Dual vanities with an abundance of storage, a custom tiled shower and a private WC elevate the experience to pure indulgence. The upper level also features two generously sized bedrooms, a beautifully designed family bathroom, a convenient laundry room, and a large sunlit bonus room, perfect for relaxing or entertaining. The fully finished lower level adds even more versatility to this remarkable home. It includes a spacious fourth bedroom, a full bathroom, a crafts room and ample storage. A large family room with a second fireplace and a

dedicated office space with built-in shelving ensure that every need is met. Additional premium features include a large heated double garage that can accommodate a truck, underground sprinklers, and designer lighting throughout. Located moments from Fish Creek Park, with an array of commercial amenities including eateries, F45 Gym and a Montessor Academy/Childcare not to mention the convenience of nearby Millrise and Shawnessy's established offerings. The proximity to the LRT station simplifies downtown commutes and confirms that this home is not just a residence but a lifestyle choice of the highest order.