



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13 Shawnee Way SW
Calgary, Alberta

MLS # A2253041



\$899,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,344 sq.ft.	Age:	1989 (36 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SAT OCT 4th & SUN OCT 5th 1PM to 4PM - Welcome to this EXTENSIVELY RENOVATED Home in Shawnee Slopes SW | West-facing backyard | LIGHT & BRIGHT | 6 Beds & 4 full Baths | OVERSIZED DOUBLE GARAGE | CUSTOM FINISHES THROUGH OUT | 3000+ SQ FT of livingspace | OVER \$300,000 IN UPGRADES | One of the biggest lots on a quite Street! This property features brand-new flooring, cabinetry, countertops, lighting, appliances, and bathrooms throughout. The main level offers a bright foyer with vaulted ceiling, a spacious living and family room, dining area, and an updated kitchen with built-in microwave, built-in oven, all new appliances & new roof. A four-season sunroom extends from the main floor living area and opens directly to the backyard, providing additional living space year-round. Upstairs includes 4 bedrooms and 2 full bathrooms, including a large primary suite with walk-in closet and a fully updated 5-piece ensuite. The developed basement adds 2 additional bedrooms, a full bathroom, and a large recreation room with bar. Outside, enjoy a big deck, the four-season sunroom, and a huge backyard with mature trees. Located within walking distance to Fish Creek Park, with schools, shopping, playgrounds, and transit all nearby... Don't Miss out!!