



**GRASSROOTS**  
REALTY GROUP

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1405 Shawnee Road SW  
Calgary, Alberta

MLS # A2254159



**\$899,000**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Shawnee Slopes                  |        |                   |
| Type:     | Residential/House               |        |                   |
| Style:    | 2 Storey                        |        |                   |
| Size:     | 2,671 sq.ft.                    | Age:   | 1991 (34 yrs old) |
| Beds:     | 4                               | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached          |        |                   |
| Lot Size: | 0.13 Acre                       |        |                   |
| Lot Feat: | Lawn, Low Maintenance Landscape |        |                   |

|             |                                                                                               |            |      |
|-------------|-----------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                       | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                               | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                | LLD:       | -    |
| Exterior:   | Stucco                                                                                        | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                               | Utilities: | -    |
| Features:   | No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wood Windows |            |      |

Inclusions: n/a

This stunning two storey home offers timeless elegance and exceptional space. Step inside to soaring vaulted ceilings and classic French doors leading into a beautiful den. The main floor features a striking curved staircase, a bright all-white kitchen with abundant cabinetry, an inviting living area, a spacious family room, and a large formal dining room ideal for gatherings and entertaining. Natural sunlight streams throughout the home with its expansive windows and a charming skylight, while a convenient main-floor laundry adds everyday practicality. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The two additional bedrooms are bright and roomy, perfect for family or guests. The fully developed basement extends the living space with a large recreation area, an additional bedroom, and a 4-piece bathroom—offering endless possibilities for relaxation, entertainment, or hobbies. Located near James McKeivitt Road, Macleod Trail, Shawnessy Boulevard, Evergreen Street SW, and with Stoney Trail just minutes away, this home offers both convenience and connectivity.