



GRASSROOTS
REALTY GROUP

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**417 Shawnee Terrace SW
Calgary, Alberta**

MLS # A2265741

\$795,795



Division:	Shawnee Slopes		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,842 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 99
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

This is a pre-construction home. Cardel Homes is excited to offer their new BIRCH model in the award-winning community of Shawnee Park.. This luxury paired home is designed for those looking for a home in a fantastic SW Calgary location. What makes the Birch opportunity unique is its special location adjacent to Fish Creek Park and the Lacombe LRT station, spacious floorplan design, double attached garage, enhanced architectural style with large second floor balcony, huge kitchen, full yard landscaping including a backyard concrete patio.