



**GRASSROOTS**

REALTY GROUP

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**9 Shawnee Passage SW  
Calgary, Alberta**

**MLS # A2290724**

**\$882,945**



<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,120 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped		

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

**Inclusions:** full yard landscaping

This is a pre-construction home. Cardel Homes is excited to offer their new PALMER model in the community of Shawnee Park in Phase 11 &ndash; The Passage. Another example of Cardel&rsquo;s consistent brand value of better design and quality that uniquely stands out in the marketplace. This luxury front garage home is designed for those looking for a home in a fantastic established SW Calgary location. What makes the Palmer opportunity unique is its special location adjacent to Fish Creek Park and the Lacombe LRT station, high quality product specifications, upgraded kitchen design with premium appliances, quality bathroom designs, professional designer curated interior materials, spacious floorplan design, double attached garage, enhanced architectural style with backyard deck, and full yard landscaping including fencing.. Photos are representative.