



**208 Shawnee Gardens SW  
Calgary, Alberta**

**MLS # A2303906**



**\$918,500**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,482 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Piano, family room TV mount, 4 cameras and doorbell, air conditioning unit

Very rarely do homes like this become available for purchase. Welcome to 208 Shawnee Gardens SW &mdash; a beautiful 2,482 sq.ft. above-grade 2-storey home located in the sought-after community of Shawnee Slopes. There are AT LEAST 10 REASONS why you should BUY this gorgeous property: 1) LOCATION, LOCATION, LOCATION &mdash; your future DREAM HOME is situated in a quiet CUL-DE-SAC, just steps from Fish Creek Park. Whether you enjoy walking, hiking, wildlife watching, or simply being surrounded by nature, this location is exceptional 2) CHEF'S KITCHEN &mdash; over \$110,000 was invested in a complete kitchen renovation in 2021. Featuring a custom hood fan, stone countertops, stainless steel appliances, and plenty of PULL-OUT DRAWERS, this space is both beautiful and functional. 3) MAIN FLOOR LAYOUT &mdash; elegant front living room with open-to-above ceilings, OFFICE with CUSTOM WOODWORK and built-in desk, family room with a WOOD-BURNING fireplace, dining area, kitchen, 2-piece bath, and laundry room with sink and built-in storage. 4) UPPER LEVEL &mdash; 3 bedrooms and 2 full bathrooms. The secondary bedrooms feature built-in desks. 5) LARGE PRIMARY BEDROOM &mdash; spacious (easily fits a king-size bed) and bright, complete with a walk-in closet and large ENSUITE bathroom. 6) WALKOUT BASEMENT &mdash; massive recreation room, 4th bedroom with built-in desk, full bathroom, and WINE CELLAR/COLD STORAGE ROOM. Ideal for a multigenerational family or future suite potential (subject to City approval). 7) CENTRAL AIR CONDITIONING &mdash; installed in 2017 to keep the home comfortable during Calgary's warm summers. 8) PRIVATE BACKYARD &mdash; beautifully landscaped with perennials, raised garden beds, and a convenient storage shed beneath the deck. A

private and peaceful outdoor retreat. 9) HUGE DECK &mdash; perfect for entertaining family and friends. Features durable Duradek covering installed in 2019. 10) PRIDE OF OWNERSHIP &mdash; numerous updates and improvements throughout the years, including: a) Exterior painted in 2025. b) One furnace replaced in 2017. c) Water softener installed in 2016. d) Electrolux Vacuflo system with kitchen kickplate sweep inlet. e) North fence redone in 2018. f) Cedar shake roof professionally maintained and serviced. g) New garage door and opener installed in 2023. h) Built-in storage drawers in the garage. i) Quality Hunter Douglas blinds installed on most windows throughout the home. j) NON-SMOKING and NO PET home. Are you excited yet? If yes, call your favourite REALTOR® and book your private viewing today. Homes like this rarely become available in Shawnee Slopes!