



**GRASSROOTS**  
REALTY GROUP

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**640 Shawnee Terrace SW**  
**Calgary, Alberta**

**MLS # A2305029**



**\$969,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,465 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 99
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Cardel Homes is excited to offer a rare Bungalow Villa opportunity, the JUNIPER VILLA in the community of Shawnee Park. Another example of Cardel's consistent brand value of better design and quality that uniquely stands out in the marketplace. This 1,500 sq ft. main floor and 1,149 sq ft. finished basement villa home is designed for the customer looking for a low maintenance luxury bungalow home in a fantastic SW Calgary location, under \$1m. What makes the Juniper Villa 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 covered rear deck, full-yard low maintenance landscaping including exposed aggregate patio, high quality product specifications, upgraded kitchen and bathroom designs, professional designer curated interior materials and colour selections.