GRASSROOTS REALTY GROUP

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935 Shawnee Drive SW
Calgary, Alberta

MLS # A2314560

$919,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,754 sq.ft.	**Age:**	1989 (37 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Off Street, Pav		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/S		

Heating:	Boiler, Combination, Central, In Floor, Mid Efficiency, Fireplace(s), Floor Furnace, Forced Air, Hot Water, Natural Gas, See Remarks, Zoned	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Inclusions: tool shed on east side of home, Bosch NIT8669SUC 36" 800 Series Induction Cooktop with AutoChef Technology and Home Connect - Black with Stainless Steel Trim (in box).

A true legacy home, welcome back to a time when you could feel a quality build when you stepped through the door and didn’t need an expensive brochure to convince you. Carefully crafted showhome from legendary builder A.C. Westman – co-founder of Jayman MasterBUILT homes which is now Alberta’s most prominent builder run by his son. This custom floorplan effortlessly balances openness with defined spaces – vaulted ceilings in the living room, entry and central foyer reach to roof top skylights that bring in natural light creating inviting sightlines and providing a comforting feeling of both intimacy and grandness. This balance also accentuates the versatility of this home’s design – providing for the ability to entertain yet also offering a sanctuary in which to comfortably retreat. Designed for living, built for gathering, generous with privacy… With over 4,100 square feet of beautifully developed living space, this timeless property presents many options for detailed renovation/upgrades and feature improvements on a foundation of quality and high-end offerings such as hydronic in-floor heating in the lower level and a heated over-size garage. In addition, custom oak picture frame paneling, solid core doors and closet bi-folds, oversized windows, granite countertops, a double sided feature fireplace with log lighter, tray ceiling in dining room, chair molding detail, custom high profile trim, custom desk/shelf built-ins in the upper level loft/den area, a second fireplace in the family room, upgraded tile flooring to complement the gorgeous oak hardwood flooring throughout…. the list is extensive and unparalleled. The custom millwork, stone, glass, tile and mirror details are endless, impactful and intentional. This is a floorplan with imagination and elegance brought to life with skill, craftsmanship and quality materials and

presents a wonderful opportunity to provide contemporary improvements to take advantage of the re-invigorating process well underway in the neighbourhood with the continuing development of Cardel’s Shawnee Park both behind and in front of this home. Warmly finished in bold tones throughout with the kitchen presenting a stylish sharp contrast with striking black granite countertops and stainless steel appliances. In addition to an abundance of counter and cupboard space, the seller is also providing the option of a Bosch induction cooktop to replace the existing ceramic cooktop. Large laundry room just off of the mudroom on the main floor offers newer LG washer and steam dryer with added convenience of laundry sink in between. Upstairs the sun-drenched primary retreat offers a walk-in closet, 5 pc ensuite with dual sinks and a soaker tub. Large windows overlook the fully fenced and landscaped backyard with irrigation system. 15 minute walking distance to Fish Creek LRT.. minutes away from parks, schools, churches Shawnessy Shopping Centre, library/YMCA and with super easy access to Macleod Trail.

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