



GRASSROOTS
REALTY GROUP

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13 Shawnee Heath SW
Calgary, Alberta

MLS # A2315591



\$1,335,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,775 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Low Maintenance		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 126
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	NA		

Where the city ends and the forest begins - a refined retreat in Shawnee Slopes. Positioned on a quiet corner cul-de-sac and embraced on two sides by mature parkland and towering pines, this executive home offers nearly 3650 sq ft of beautifully finished space, with a rare privacy that feels more like a private estate than an urban address. The great room makes an immediate statement - a soaring 12-foot vaulted ceiling, oversized triple-glazed windows framing the mature trees beyond, a gas fireplace and integrated in-ceiling Sonos. The custom European-designed chef's kitchen anchors the main floor with JadeStone countertops, intelligent under-island storage, designer lighting and a full suite of top-tier Jenn Air appliances - dual ovens, induction cooktop and integrated refrigeration. The winterized 3-season patio room is a standout - enclosed by remote-controlled retractable vinyl and mesh dual screens, warmed by a remote-start heater and opening to a serene view of the tall pines along the side green space. Zoned remote-controlled deck pot lights and an app-controlled Jacuzzi J-475 hot tub complete a true outdoor oasis. Upstairs, the primary retreat offers two walk-in closets, dual vanities, a soaking tub and heated floors, alongside a spacious bonus room and upper-level laundry. Built for modern living: dual furnaces, dual AC, 200-amp panel, EV charging, app-controlled Gemstone lighting, central vacuum and an epoxy-finished oversized garage. Moments from Fish Creek Provincial Park, a vibrant network of pathways, parks, tennis and pickleball courts, the LRT, top schools and everyday essentials. Not simply a house - a way of living.