



**GRASSROOTS**  
REALTY GROUP

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**876 Shawnee Drive SW**  
**Calgary, Alberta**

**MLS # A2315774**



**\$999,888**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,429 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Environmental Reserve, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	NA		

**\*\* Open House Saturday June 6th - Noon to 5pm \*\*\*** Welcome to Shawnee Slopes! From the moment you step inside, this home makes an impression. Nineteen-foot vaulted ceilings draw the eye upward and flood the main floor with natural light, creating a sense of space and grandeur that's immediately felt throughout the grand living and kitchen areas. The updated kitchen anchors the heart of the home, complemented by stunning hardwood floors that run seamlessly through the main level. A thoughtfully designed layout delivers everything a family needs on one floor &mdash; a dedicated office, a practical mudroom, three bedrooms, a full bathroom, and a private ensuite. The scale feels generous at every turn, and with just over 4,500 square feet of fully developed living space, there's room for every stage of life. Downstairs, the winding staircase leads to a lower level built for both relaxation and function. A large sitting room offers a comfortable retreat, a separate playroom provides the perfect space for kids or hobbies, and an additional bedroom makes hosting effortless. A generous utility and storage room completes the level. Outside, the location is equally impressive. Steps to everyday shopping and with Fish Creek Park practically in your backyard, you have one of Calgary's most beloved natural escapes at your doorstep &mdash; pathways, green space, and nature woven seamlessly into daily life. A rare combination of scale, finish, and location.