



GRASSROOTS
REALTY GROUP

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931 Shawnee Drive SW
Calgary, Alberta

MLS # A2317217



\$1,330,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,154 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees,		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Electric Fireplaces in Living room & Basement Bedroom, All light fixtures, Bathroom Mirrors, Internet points, Garage Heater, Security System (Sensors, Doorbell Camera, 2 Keypads, Water Sensor & Glass Break Sensor)

Welcome to this extensively renovated custom luxury home backing directly onto green space with a sunny south-facing backyard. Offering over 4,300 sq. ft. of developed living space, this exceptional property combines high-end finishes, thoughtful design, and an outstanding location near Fish Creek Park, community ponds, and walking pathways. The main floor features white oak hardwood flooring, expansive triple-pane windows, and an impressive open-to-above living room anchored by a dramatic fireplace feature wall. A second front living room with its own fireplace provides flexible space for entertaining or formal dining. The chef-inspired kitchen showcases a quartz waterfall island, full-height cabinetry, full-slab backsplash, custom hood fan, and premium appliances, including a 6-burner gas cooktop, Thermador refrigerator, Miele dishwasher, built-in oven, steam oven, and warming drawer. The bright breakfast nook with built-in seating overlooks the backyard and green space beyond. A stylish powder room and spacious mudroom with built-in laundry and dog wash complete the main level. The upper floor is highlighted by a spacious primary retreat featuring a sitting area, private balcony, walk-in closet, and a spa-inspired ensuite with heated floors, dual vanities, and an oversized steam shower. Three additional bedrooms are located on the opposite side of the upper level, along with a well-appointed 5-piece bathroom with dual sinks. The fully developed basement is designed for both relaxation and entertaining, offering a large recreation room, a wet bar with a beverage fridge, two additional bedrooms, a 3-piece bathroom, and a private sauna. Outside, the south-facing backyard provides exceptional privacy and outdoor living with a covered deck featuring motorized screens, multiple patio areas, a large lawn, and a unique enclosed garden shed

with skylights. The mature setting and direct green space access create a peaceful extension of the home. Extensive upgrades include hardwired motorized blinds, custom millwork, updated plumbing and electrical, new roof, exterior foam insulation and stucco, driveway extension, EV charger, heated garage with epoxy floors, water filtration system, Gemstone exterior lighting, and more. This rare offering combines luxury, functionality, and an exceptional location, creating an outstanding opportunity for families seeking premium living in one of Calgary's most desirable settings.