



GRASSROOTS
REALTY GROUP

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338 Shawnee Boulevard SW
Calgary, Alberta

MLS # A2319279



\$1,130,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,647 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, Private Electric V		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Private		

Heating:	Make-up Air, Fireplace(s), Forced Air, Humidity Control, See Remarks, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Storage

Inclusions: .

Experience exceptional luxury in this former Cardel Homes Show Home, ideally situated on a premium corner lot in the prestigious community of Shawnee Park. Offering over 3,680 sq. ft. of beautifully developed living space, this meticulously designed 4-bedroom, 4-bathroom home combines timeless elegance with outstanding craftsmanship and over \$200,000 in premium upgrades. From the moment you step inside, you'll appreciate the impressive 9-foot ceilings, expansive windows, and stunning 10-foot ceiling in the living room that fills the home with natural light. Designer touches include European White Oak engineered hardwood flooring, custom millwork, motorized solar powered blinds, built-in speakers, and an open-concept floor plan that perfectly balances everyday comfort with sophisticated entertaining. At the heart of the home is a spectacular chef's kitchen featuring premium KitchenAid stainless steel appliances, a gas cooktop, custom Huntwood maple cabinetry, quartz countertops, a large centre island with breakfast seating, a marble herringbone backsplash, motion-sensor faucet, and a spacious walk-in pantry. The adjoining dining area opens onto two covered outdoor living spaces, including a private entertaining deck with a motorized privacy screen—perfect for enjoying your morning coffee or hosting guests year-round. The soaring great room is anchored by a beautiful gas fireplace, creating a warm and inviting atmosphere. Upstairs, you'll find a spacious bonus room, a dedicated built-in office/study area, and a luxurious primary retreat featuring elegant French barn doors, dual walk-in closets with custom organizers, and a spa-inspired 5-piece ensuite complete with dual vanities, a freestanding soaker tub, oversized custom shower, and designer tile finishes. Two additional generously sized bedrooms, each with walk-in closets, a

full bathroom, and a convenient upper laundry room with sink and storage complete the upper level. The professionally finished basement is designed for entertaining and extended family living, featuring a large recreation room, full wet bar with beverage fridge, fourth bedroom, stylish 3-piece bathroom, and a second laundry area equipped with premium Bosch washer and dryer. Additional features include:

- Oversized epoxy-finished heated triple tandem garage with Bosch radiant in-floor heating and EV-ready electrical service
- Multi-zone heating and cooling with central air conditioning
- High-efficiency Lennox Elite furnace
- Active radon mitigation system
- Permanent programmable Gemstone exterior lighting
- Built-in multi-room audio system
- Smart garage door opener and security system wiring
- Underground irrigation system
- Fully landscaped and fenced backyard

Perfectly located just moments from Fish Creek Provincial Park, scenic walking and cycling pathways, parks, tennis and pickleball courts, schools, churches, the YMCA, Shawnessy Shopping Centre, restaurants, the LRT station, and with quick access to Macleod Trail.