



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

131 Shawnee Manor SW
Calgary, Alberta

MLS # A2323151



\$779,900

Division:	Shawnee Slopes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,560 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Lawn, Many Trees, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Wet Bar		
Inclusions:	none		

Exceptional opportunity to own a tastefully upgraded, attached fee-simple bungalow villa (not a condominium) in the prestigious estate community of Shawnee Estates. Offering over 1,560 sq. ft. above grade, this thoughtfully designed home combines elegant finishes, low-maintenance living, and age-in-place flexibility with a private lower-level living area ideal for a live-in caregiver or extended family. The bright, open-concept main floor features vaulted 11-foot ceilings, rich hardwood flooring, upgraded tile, and a spacious great room with a cozy gas fireplace overlooking the beautifully landscaped, park-like backyard. The renovated kitchen is sure to impress with polished granite countertops, glass tile backsplash, updated lighting and plumbing fixtures, newer KitchenAid appliances, and refreshed cabinetry hardware. The main level includes two generous bedrooms and a private den enhanced with custom wood paneling. Updated bathrooms feature raised vanities, glass showers, newer fixtures, skylights, and modern finishes throughout. The fully developed basement offers a separate entrance, large egress window, self-contained living space, office, cold room, abundant storage, and potential for additional bedrooms if desired. Major updates provide peace of mind, including a high-efficiency furnace and central air conditioning (2023), hot water tank (2026), newer roof (approximately 9 years old), new eavestroughs, and removal of all Poly-B plumbing. The insulated double garage is equipped with a 220V outlet for EV charging. Situated on an incredible 1/5-acre lot, the mature landscaping, towering trees, and gentle elevation create exceptional privacy and a rare estate-like setting. Enjoy an unbeatable location within walking distance to Fish Creek Park and the LRT, with quick access to the Ring Road and the growing amenities of Shawnee Park. A maintenance agreement

provides landscaping and snow removal services, with select exterior maintenance completed by the association, making this an ideal lock-and-leave lifestyle without sacrificing space or independence.