



GRASSROOTS
REALTY GROUP

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947 Shawnee Drive SW
Calgary, Alberta

MLS # A2326369



\$949,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,638 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar		
Inclusions:	Vacuum system		

Beautifully renovated and meticulously maintained, this 2,650 sq. ft. two-storey home is located in Shawnee Estates, one of Calgary's most walkable communities. The main floor features rich walnut hardwood, 9' ceilings, a beautiful curved staircase, custom built-ins, a renovated fireplace, and a stylish wet bar. The custom Merit kitchen offers quality cabinetry with dovetail joints, soft-close doors and drawers, quartz countertops, a designer backsplash, and newer stainless steel appliances including an induction stove. Upstairs, you'll find spacious bedrooms, designer carpet, a retreat/bonus room, and beautifully renovated bathrooms. The impressive ensuite includes a 10-mil glass shower, freestanding soaker tub, heated floors, and dual sinks. Extensive upgrades include imported tile, estate-quality baseboards and casing, upgraded interior doors, cove mouldings, new lighting and plumbing, a new roof, triple-pane windows, a new front door, Hunter Douglas blinds and Pirouette sheer shades, 150-amp electrical service, A/C, humidifier, new hot water tank, and removal of Poly B. The heated attached garage features an epoxy floor and new garage doors. Enjoy exceptional access to Shawnee Park, walking trails, a community pond and amenities area, tennis courts, Fish Creek Park, and the LRT.