



GRASSROOTS
REALTY GROUP

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135 Shawnee Rise SW
Calgary, Alberta

MLS # A2329270



\$825,000

Division:	Shawnee Slopes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,724 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Conservation, Corner Lot, Creek/River/Stream		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Skylight(s), Stone Counters, Walk-In Closet(s)		

Inclusions: NA

Backing directly onto Fish Creek Park, this one of a kind executive bungalow villa offers over 1,700 square feet of thoughtfully designed space on the main floor. Originally built as the community's showhome, this fully finished walkout home showcases quality craftsmanship and timeless design. Featuring 3 bedrooms, 3 full bathrooms, a dedicated home office, a double attached garage, and abundant storage throughout, it offers the perfect balance of spaciousness, comfort, and the ease of low-maintenance villa living. Imagine waking each morning to the sights and sounds of Fish Creek Park, where nature unfolds right outside your window. Nestled in one of Calgary's most sought-after locations, this home offers a rare opportunity to enjoy a peaceful, country-like setting while remaining just minutes from everyday amenities. Step inside to a bright, open-concept main floor where soaring vaulted ceilings, expansive windows, and a beautiful two-sided glass-enclosed fireplace create a warm and inviting atmosphere while framing the stunning park views beyond. The spacious living room is the perfect place to unwind, while the well-appointed kitchen offers abundant cabinetry, generous counter space, double wall ovens, a sunny breakfast nook, and easy access to the deck—perfect for morning coffee or evening barbecues overlooking the park. For larger gatherings and special occasions, a separate formal dining room provides an elegant space to entertain family and friends. The main floor also features a dedicated home office with handsome paneled walls, making it an ideal space for working from home or enjoying a quiet library or hobby room. A spacious secondary bedroom and full bathroom provide comfortable accommodations for guests. Retreat to the generous primary suite, complete with a large walk-in closet and a beautiful ensuite featuring dual sinks, a

spacious soaker tub, a separate walk-in shower, and a stunning skylight that fills the room with natural light. The fully finished walkout basement expands your living space with a large family room, an additional bedroom and full bathroom for overnight guests, and exceptional storage throughout, ensuring there's a place for everything. Outside, you'll enjoy one of the home's most spectacular features—its incredible setting along Fish Creek Park. Watch deer and other wildlife wander past, enjoy views of the nearby natural pond, explore kilometres of walking and cycling pathways just steps from your door, or take advantage of the nearby racquet courts and recreational amenities. The double attached garage adds everyday convenience, while the villa fees include lawn mowing and snow removal, giving you more time to enjoy the friendly neighbours, optional community social events, and everything this remarkable location has to offer.