



GRASSROOTS
REALTY GROUP

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728 Shawnee Drive SW
Calgary, Alberta

MLS # A2338810



\$639,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,904 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s)		

Inclusions: N/A

PRICE REDUCED - NOW \$78,100 below city assessed value! Some TLC can bring to former glory! Enjoy life in the prestigious community of Shawnee Slopes - just STEPS FROM FISH CREEK PARK, the LRT, schools, shopping, and more! This unique WALKOUT two-storey home offers 4 bedrooms, 3.5 bathrooms, and a huge bonus room. Elegant bow and bay windows add character and sophistication to the home's design. Enter through the foyer into a large, spacious living room offering many layout options and plenty of room for huge gatherings. The OPEN CONCEPT FLOOR PLAN features an ABUNDANCE OF WINDOWS, filling the home with tons of NATURAL LIGHT. The living room flows into the dining room, which easily accommodates a large, family-sized table. This space is open to the UPDATED KITCHEN with STAINLESS-STEEL APPLIANCES. It features French doors that lead to a large wood deck overlooking the beautifully treed backyard. The main floor is completed by a laundry area and a convenient half bathroom. Upstairs feels grand, with French doors leading to a huge bonus room complete with a GAS FIREPLACE, WET BAR, and SKYLIGHT that provides even more natural light. The spacious master bedroom easily accommodates a king-sized bed and furniture and leads to a generous ENSUITE featuring a JETTED TUB and separate shower, along with a private water closet. The second bedroom has direct access to a 4pc bathroom, creating an ensuite-like setup. The third bedroom features French doors with window coverings for added privacy and shares the main bathroom. The lower walkout level, which is very rare in this area, is FULLY DEVELOPED with a fourth bedroom, a large recreation/family room, and a 3pc bathroom. The walkout provides direct access to the PRIVATE BACKYARD, with concrete steps along

side of home leading to the front yard or side entrance to garage. The backyard offers excellent privacy from the back lane, which is barely visible thanks to the abundance of mature trees. A front attached double garage completes this home. The property has received updates over the years, including a HIGH-EFFICIENCY FURNACE (2018) which has been maintained yearly including duct cleaning. Hot water tank (2018), and microwave and dishwasher (2022). The cedar shingles were maintained/repared in 2022, and re-inspected in 2024 after a hailstorm. The LOCATION IS AMAZING! It's just a short few-minute walk to the LRT station, making this an ideal home for commuters. A school bus stop is a 1 minute walk away. Shawnee Slopes is an area designed with green spaces and walking paths in mind. The surrounding area is filled with acres of green spaces, making it ideal for hiking, dog walking, bike rides, and enjoying the outdoors. Fish Creek Park is also only blocks away! Shopping, schools, playgrounds, and other amenities are also nearby. With its EXCEPTIONAL LOCATION, SPACIOUS LAYOUT, WALKOUT BASEMENT, and EXTENSIVE FEATURES, this is one of the most affordable homes in the area.