

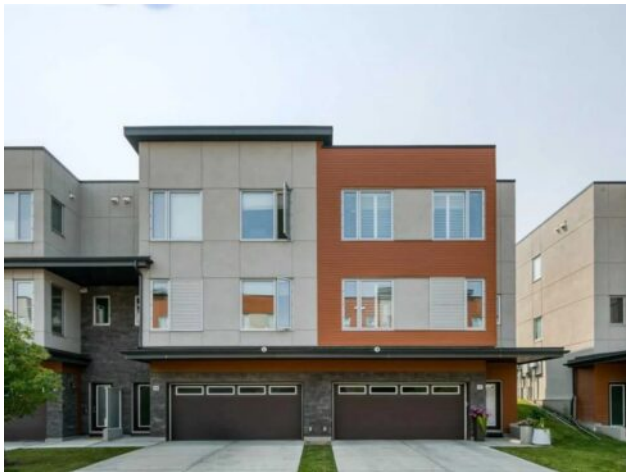


GRASSROOTS
REALTY GROUP

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111 Shawnee Common SW
Calgary, Alberta

MLS # A2340678



\$595,000

Division:	Shawnee Slopes		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,563 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

It's the setting that sets this home apart: a bright corner unit with southwest exposure, green space behind, and Fish Creek Park just a short walk away. Inside, the home is equally inviting, with a neutral, tasteful palette, low-maintenance flooring and 'ceilings creating a fresh, contemporary feel. The main level brings the kitchen, dining and living spaces together in one open, airy layout that feels spacious and easy to live in. The two-toned kitchen adds just the right amount of personality, while quartz countertops, abundant lighting, pantry storage and cabinetry extending to the ceiling keep the space polished and practical. The kitchen opens directly to a southwest-facing patio overlooking the green space, an ideal spot for morning coffee, summer dinners or simply relaxing outdoors. A generous living room with plenty of windows takes full advantage of the corner-unit setting and natural light, while the powder room is discreetly tucked away. Upstairs, the primary bedroom offers a walk-in closet and a contemporary ensuite with dual sinks. Two additional bedrooms provide plenty of flexibility for children, guests or a dedicated home office, with another full bathroom and convenient second-floor laundry completing the level. Air-conditioning adds comfort through the warmer months. Downstairs, the double under-drive garage is heated and provides secure parking, with a private driveway for additional vehicles, plus useful storage and a utility room. The location makes everyday life especially easy. Fish Creek Park is close enough to become part of your routine, whether that means walking the dog, cycling the pathways or getting outside for a weekend stroll. Macleod Trail is nearby for groceries, restaurants, shopping and services, while the C-Train is within walking distance for an easy commute around the city. A great fit for a professional couple, young

family, single parent, empty nester or anyone looking for a stylish, low-maintenance home with nature close by and everything else within easy reach.