



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

880 Shawnee Drive SW
Calgary, Alberta

MLS # A2340961



\$1,385,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,228 sq.ft.	Age:	1988 (38 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Driveway, Front Drive, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Basement Bar Fridge, Basement Refrigerator, Double Wall Oven, Firepit, Gas Lamp, Outdoor Kitchen Appliances, Steam Oven, 2 Garage Door Openers & Remote(s), 2 Bedroom Shelves, 3 Bedroom Wardrobes, 7 TVs & Wall Mounts if applicable, Wall Mounted Speakers, Shed

Set privately within one of southwest Calgary's most established enclaves, 880 Shawnee Drive SW is a distinguished estate residence on an oversized 7,100 sqft (64'x112') landscaped lot, backing onto a treed linear green space, within walking distance to Fish Creek Park, offering 5,000+ sqft of living space across 3 levels. Meticulously maintained & thoughtfully updated, the home preserves its original character while enhancing its functionality & appeal. Bronze flagstone, mature landscaping, extensive garden beds framed in black obsidian rock, a sculptural stone water feature & integrated exterior lighting create an inviting approach to the home. The architecture is complemented by interiors rich in natural materials, with marble flooring, stone masonry, extensive millwork, custom built-ins & Hunter Douglas window treatments establishing a refined interior. The main level balances formal entertaining with relaxed family living, featuring wood-burning & gas fireplaces, a dedicated office with built-in workstation & flexibility as a 6th bedroom, & a formal dining room with custom cabinetry. The updated kitchen pairs quartz counters, subway-tile backsplash, undermount lighting, Silgranit sink & extensive cabinetry with double Wolf wall ovens & gas cooktop, Miele steam oven & warming drawer, Bosch dishwasher & KitchenAid refrigerator. A pantry & eating bar complete the space, with direct access to the outdoor entertaining areas. An oak-wainscoted staircase leads to 4 generous upper bedrooms brightened by 6 skylights. The primary retreat features white oak wainscoting, built-in cabinets, custom walk-in closet & a renovated spa-inspired ensuite with large-format tile, freestanding soaker tub, tiled shower & dual granite-topped vanities. The developed lower level centres around a wood-burning fireplace, built-in bookcases & custom wet bar, while a

dedicated wellness area offers an oak-lined hot tub room & tiled steam shower with body jets & rainfall showerhead. An additional bedroom, full workshop & substantial storage add flexibility & functionality to the space. Outside, an expansive deck features a complete outdoor kitchen with warming/slow-cooker, refrigerator, RO water, granite counters & coordinating stonework & DCS built-in grill, cooktop. The exceptionally private grounds include a firepit, gas lamp, integrated lighting, full irrigation & towering Virginia creeper, adding texture & intimacy. Extensive capital improvements include triple-pane windows, complete Poly-B removal with PEX home-run plumbing, 3 furnaces, central A/C, 4-zone in-floor heating, Kinetico RO & water-softening systems, FloLogic automatic water shut-off & updated roof. The oversized heated triple garage is an enthusiast's dream with epoxy flooring & attic storage. Set in Shawnee Estates near Fish Creek Park, LRT & everyday amenities, this rare offering combines remarkable scale, enduring craftsmanship, sophisticated entertaining spaces, the warmth & livability of an established family residence.