



GRASSROOTS
REALTY GROUP

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1008 Shawnee Drive SW
Calgary, Alberta

MLS # A2346579



\$1,999,800

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,173 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	1.07 Acres		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Landscaped, Many Trees, No B		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

OPEN HOUSE ON SATURDAY, SEPTEMBER 26 FROM 1-4 PM & SUNDAY, SEPTEMBER 27 FROM 2-4 PM!! Privately set amid towering, mature trees, this beautifully updated estate home features 3 bedrooms above grade and over 5,300 sq ft of living space on roughly 1 acre in Shawnee Slopes—an exceptional retreat that evokes a country estate ambiance right in the city. The main level unfolds with a sense of scale and sophistication, its continuous hardwood floors and grand foyer setting an elegant tone. The living room impresses with a breathtaking beaded and beamed vaulted ceiling and a dramatic floor to ceiling fireplace—an architectural centerpiece that defines the home’s refined character. Opposite the living room, an expansive dining area offers a gracious setting for memorable entertaining. The kitchen is beautifully appointed with quartz countertops, a large island/eating bar, abundant custom storage, and a premium stainless steel appliance package. Also on the main level is a luxurious primary bedroom featuring a private office area, serene sitting space, excellent closet storage, and a well curated 4 piece ensuite with dual sinks and an oversized shower. A dedicated laundry room with sink and storage, a mudroom, and a stylish 2 piece powder room complete this level. The upper floor hosts two additional bedrooms and a shared 4 piece bath. The larger bedroom enjoys access to a wraparound balcony and offers generous space for a sitting or office area. A full wall of built in closets and drawers provides beautifully integrated storage, keeping the retreat impeccably organized and elevated in feel. The lower level extends the home’s living space with grand family and recreation rooms, along with two versatile flex rooms—one featuring a private 3 piece ensuite, with the addition of an egress window, could

transition into a spacious bedroom. An oversized, heated double garage with epoxy flooring caters perfectly to the car enthusiast. Outdoors, the property offers a front patio and sweeping grounds with a dedicated picnic area surrounded by majestic, mature trees, creating a serene estate like environment. This exclusive, private location affords the luxury of close proximity to Fish Creek Provincial Park, schools, shopping, public transit, and effortless access to James McKeivitt Road and Macleod Trail.