



GRASSROOTS
REALTY GROUP

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129 Shawnee Court SW
Calgary, Alberta

MLS # A2348834



\$868,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,730 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Garden, Gazebo, See Remarks, Undergr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, High Ceilings, See Remarks, Walk-In Closet(s)		

Inclusions: None

Welcome to this fabulous 2-storey home tucked in a quiet cul-de-sac, situated on a large pie-shaped lot with beautifully and professionally landscaped front and back yards. Located in prestigious Shawnee Estates, this home is just a less than 15 minutes walk to the LRT and Fish Creek Park. The main floor features a large living room with a gas fireplace, dining room, bright kitchen with breakfast nook, a family room with a natural-stone wood-burning fireplace, a rare main-floor bedroom, 3pc full bath and a convenient laundry room. The main floor bedroom with full bath offers excellent flexibility for multi-generational living. Upstairs you will find the primary bedroom and ensuite with heated floors, oversized shower, air tub, gas fireplace, double sinks, and granite vanity. Two nicely sized bedrooms, a full bath with separate shower and tub, and a loft area complete the upper level. Stunning hardwood floors flow throughout the main and second floors, adding warmth and elegance to the home. The partially developed basement offers a large rec room, wine cellar, cold room, and plenty of additional space for storage and your ideas. A Kinetico water softener and water filtration system are also included. Major, high-value upgrades in recent years: Ecoline Tri-ply windows (2024), added 6-inch attic insulation (2024), Lennox central AC (2024), shake shingle roof maintenance/replacement (2024), full Poly-B plumbing replacement (2026), updated kitchen ceiling, and fresh paint. Retreat to the south-facing backyard featuring a large pond and waterfall, cozy gazebo, tiered decking, mature garden, and abundant sunshine. Rough-in for hot tub included. Close to the LRT, Stoney Trail, schools, shopping, and everyday amenities along Macleod Trail.

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