



**GRASSROOTS**  
REALTY GROUP

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**1396 Shawnee Road SW**  
**Calgary, Alberta**

**MLS # A2222183**



**\$1,019,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Shawnee Slopes  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,443 sq.ft.  | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Front, Side By |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped, |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage |                   |      |

**Inclusions:** NA

Welcome to this exquisite 4-bedroom, 3.5-bathroom, 2-storey home boasting over 3,500 sq. ft. of beautifully developed living space. Nestled in a quiet cul-de-sac and backing onto a serene natural green space, this home offers both privacy and convenience in a highly sought-after neighborhood. Perfect for modern living, the open-concept layout is designed for entertaining, featuring soaring cathedral ceilings and large windows that fill the space with natural light. The family room, currently utilized as a formal dining area, seamlessly transitions into the state-of-the-art kitchen. This chef's dream is equipped with upgraded stainless steel appliances, a large central island, granite countertops, and rich mocha cabinetry. From the kitchen, step onto a massive backyard deck with multiple natural gas outlets, perfect for summer BBQs and outdoor gatherings. A traditional living room/dining room combination makes hosting dinner parties effortless. The main floor also offers a private den—ideal for a home office—as well as a fantastic laundry/mudroom with a sink and a powder room for added convenience. Upstairs, you'll find three generously sized bedrooms, including the luxurious master suite—an adult oasis featuring a large soaker tub, in-floor heating, double vanity, separate glass shower, and a spacious walk-in closet. The fully finished walk-out basement is bright and inviting, featuring a large recreation room, a gaming room, and a massive fourth bedroom with sliding glass doors leading to the patio. The extensively landscaped, maintenance-free backyard includes a deck with a spiral staircase, an exposed aggregate patio, and artificial turf for effortless upkeep. Deer and other wildlife often stroll through the green space, adding to the serenity of this beautiful space! Additional highlights of this remarkable home include two updated furnaces, a water

softener, a newer roof, and dual AC systems for year-round comfort. With stunning curb appeal, this home is truly move-in ready for its next proud owners. Enjoy easy access to Fish Creek Park, Macleod Trail, and Stoney Trail. Plus, you're within walking distance to numerous parks, the new outdoor skating rink, tennis courts, and close to shopping, schools, and more. Short walk to South Gate Alliance which features fantastic views of the mountains and downtown Calgary! Don't miss this incredible opportunity to elevate your lifestyle in the prestigious community of Shawnee Slopes!