



GRASSROOTS
REALTY GROUP

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636 Shawnee Terrace SW
Calgary, Alberta

MLS # A2233301



\$999,900

Division:	Shawnee Slopes		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,499 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks		

Inclusions: N/A

Brand-new bungalow villa with 2,361 sq. ft. of thoughtfully designed living space, includes a developed basement with rec room, bedroom, and bath. A farmhouse-inspired exterior features Hardie board siding and black windows. The open-concept layout features hardwood and tile flooring. The kitchen includes Nimbus-stained cabinetry with black accents, quartz countertops, upgraded Samsung stainless steel appliances, including a gas range and chimney hood fan—and large island. Designed for functionality, the foyer connects to the mudroom and laundry, leading to the kitchen via a walk-thru pantry. A 2nd bedroom and bathroom add versatility to the main floor. The rear primary bedroom, with large windows, has access to a covered deck, large ensuite featuring a freestanding soaker tub, tiled shower, and dual sinks that flow into an expansive walk-in closet. The home offers low-maintenance living with full-yard landscaping, irrigation, rear patio, and carefully placed trees. Built by Cardel Homes