



GRASSROOTS
REALTY GROUP

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1017 Shawnee Road SW
Calgary, Alberta

MLS # A2238203



\$699,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Shawnee Slopes | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow-Villa | | |
| Size: | 1,644 sq.ft. | Age: | 1988 (37 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaping | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Storage | | |

Inclusions: N/A

Located in one of the best self-managed villa developments in Calgary, with exceptionally low HOA fees, the Fairway Villas offers the best of a lock and leave lifestyle and welcoming community. Located on a premium lot backing onto peaceful green space, this exceptionally well-maintained bungalow villa offers the perfect blend of comfort, privacy, and functionality. As you step through the front entrance, you're welcomed by a spacious den ideal for working from home or enjoying a peaceful reading nook. The large family-oriented dining area showcases vaulted ceilings and a beautiful double-sided fireplace that connects seamlessly to the living room, where large windows overlook the private backyard. The kitchen features granite countertops, a new dishwasher, ceiling-height cabinetry, and ample prep space. It's open to the inviting eating space, which provides direct access to the recently upgraded back deck—perfect for taking in the views of the green space. The spacious primary bedroom offers three separate closets and a beautifully appointed 5-piece ensuite. Here you'll find a skylight above, a jetted tub, a dual vanity with generous counter space, and a standalone shower. Located on the main level, the laundry room includes large storage closets, ensuring everything has its place without sacrificing style or space. Downstairs, the fully developed lower level expands your living space significantly with a cozy family room offering the perfect setting for movie nights or entertaining guests. A well-sized bedroom and a 4-piece bathroom are accompanied by a versatile flex room that can easily be transformed into a third bedroom, gym, or hobby space. The basement also includes a massive storage area, a rare and welcome feature for downsizers and growing families alike. With its quiet location backing onto a park, access to scenic walking

paths, and an intelligent floor plan with thoughtful updates throughout, it offers the ideal balance of natural beauty, low-maintenance living, and comfort. Take advantage of this opportunity to view this exceptional and rarely available bungalow villa today!