



GRASSROOTS
REALTY GROUP

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994 Shawnee Drive SW
Calgary, Alberta

MLS # A2239652



\$1,399,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,890 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Heated Garage, Insulated, Over		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn, Level, Many Trees, Private, Street L		

Heating:	Boiler, In Floor, Forced Air, Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Concrete, Hardwood, Stone	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	None		

This exceptionally finished custom 1,900 sq ft executive bungalow is located in Calgary's premier estate home community, Shawnee Estates. Custom-built and designed, this truly one-of-a-kind home will leave you breathless. The kitchen and millwork are site-built, complemented by reclaimed hardwood floors from "Back in Time Hardwood Floors" on both levels. The foyer, bathrooms, and laundry all feature heated limestone flooring. The main floor den includes a site-built desk & shelving with legal-sized drawers. A hand-chiselled limestone waterfall feature, equipped with a self-filling pump, greets you in the spacious foyer. The kitchen boasts all high-end appliances, including a Jenn-Air counter-depth French door fridge, a 24" beverage and wine cooler, two Bosch dishwashers, Jenn-Air double wall ovens, & an Electrolux gas cooktop. The two-level island is made of polished limestone & offers 11 soft-close drawers and 36" upper cabinets with custom built-in features. The formal dining area is very spacious and includes matching built-in hutches. The main floor features 10-foot ceilings with a smooth finish. Custom window treatments include 3 1/2" California-style Wood Shutters, Hunter Douglas Duette UltraGlides, & silk drapes. The primary bedroom, along with its spa-inspired bath, is a true retreat, providing an elegant space to unwind after a long day. Professionally finished basement features a custom bar with a leather-finished granite countertop, additional appliances, wood floors, 3 bedrooms, & 2 full baths with limestone tub and shower surrounds. Enjoy California Closets and a large media room with a projector and electronics. The games room is a perfect space for billiards or family gatherings. The seller spent over \$200,000 on the rear outdoor living space, creating a stunning urban oasis. 600 sq ft stamped concrete patio, accompanied by a 140 sq ft

screened-in sunroom with retractable power screens, complete with fireplace, natural stone feature wall, and a power-louvred roof system. Three awnings provide shade on hot summer days, while meals can be enjoyed under the stylish pergola or around the hidden, private fire pit on long summer evenings. The built-in outdoor kitchen with granite countertops and stone-faced cabinets redefines entertaining. Fisher & Paykel appliances, including an outdoor warming drawer, refrigerator, 48" grill, and a 30" griddle with side burners for delightful summer breakfasts. With yard lights, drip irrigation, bubbling boulders, and ultimate privacy, this incredible outdoor space will take your breath away. The home's exterior showcases acrylic stucco, natural stone, and an exposed aggregate driveway. Solid wood (knotty pine) front door, 8' interior doors, California closets, Control4 home automation system, slab heating, hydronic forced air, air conditioning, a new on-demand hot water system, Kohler toilets and plumbing fixtures, 8" baseboards and custom details. This is among the most detailed and high-end homes you will ever find.