



GRASSROOTS
REALTY GROUP

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1414 Shawnee Drive SW
Calgary, Alberta

MLS # A2247358



\$1,190,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,766 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Multiple		
Lot Size:	0.13 Acre		
Lot Feat:	Garden, Gazebo, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	High Efficiency, Fireplace Insert, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE Aug 10th 1-4 pm !!! Charming COMPLETELY REMODELED & FULLY FINISHED 4 Bedroom + 3 Bathroom Bungalow boasting 3,170 sqft of living space, nestled on a beautifully landscaped CORNER LOT, just a short walk from Fish Creek Park, the LRT station & extensive amenities! You're greeted by charming mature trees and gardens w/ a paved walking path alongside a BRAND NEW fence leading to the covered front porch. Step inside to durable tile floors and appreciate the fresh paint, updated floors, and how OPEN & BRIGHT this immaculate main floor is. The Foyer flows into a cozy front Den or Formal Living Room, with rich HARDWOOD FLOORS, all NEW windows. Soaring ceilings highlight the Formal Dining Room across the hall, w/ ample space for extra-large tables & gatherings. This Kitchen is a show stopper! An abundance of stunning modern new cabinetry highlights the Quartz COUNTERS, and backsplash for easy clean-up, STAINLESS APPLIANCES, water filtration AND softener, all centered around a perfectly placed eat-up Island that overlooks the Living Room. Unwind by the GAS FIREPLACE in the Family Room, surrounded by a modern wall feature adjacent to large BUILT-INS for decor & storage. A Primary Bedroom that walks outside to the deck and backyard, w/ a SPA-LIKE 5-pc ENSUITE and spacious WALK-IN CLOSET! There is a huge modern tub, and an expansive counter & mirror, an OS WALK-IN SHOWER, and best of all - a PRIVATE water closet w/ a door! The 2nd Bedroom is flooded with sunlight from the window, w/ it's own closet for organization. Also on the main level is a modern 4-pc Bathroom, and a Laundry / Mud Room that features cabinetry AND counter space! Downstairs offers tons of additional living space w/ a massive Rec Room, 2 more large Bedrooms, a 3-pc Bathroom, AND

a versatile Office hosting a sink and beautiful built-in counters & cabinetry. Outside you'll fall in love, there's a recently rebuilt giant 2-tiered deck ushering into the fully fenced & landscaped backyard where you can relax under the GAZEBO or in the HOT TUB! Out front is an XL driveway and an INSULATED DOUBLE ATTACHED GARAGE for unlimited parking options. A few added bonuses... recently installed CENTRAL AC, NEW lighting fixtures, floors, and a HIGH-EFFICIENCY FURNACE! This home and location are unparalleled and an absolute MUST SEE. Reach out to us today for your private viewing!