



GRASSROOTS
REALTY GROUP

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87 Shawnee Crescent SW
Calgary, Alberta

MLS # A2252570



\$830,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Telus Security System, Hot Tub, Garage Heater

Welcome to the highly sought after community of Shawnee Slopes! This beautifully updated 4 bedroom, 3.5 bathroom home offers the perfect blend of comfort, character and modern style. From the moment you step inside the beautiful french doors you're greeted by an impressive open-to-below entryway, hardwood floors and a cozy wood burning fireplace that sets the tone for warm family living and effortless entertaining. The updated kitchen features stylish tile, new lighting and modern finishes flowing seamlessly into the living and dining spaces. The freshly painted main floor creates a bright and inviting atmosphere. Upstairs, you'll find hardwood throughout the bedrooms, a spacious main bath with a soaker tub, and a serene primary suite complete with a 5 piece ensuite, vanity area and updated lighting. The finished basement expands your living space with a large rec area and a fully renovated bathroom. Step outside to your private backyard oasis with a large deck, hot tub, fire pit, newer fencing and an irrigation system – perfect for summer gatherings. The extended driveway accommodates three vehicles in addition to the heated double attached garage. Newer updates include: newer windows and blinds, roof, exterior paint, front doors, garage door & opener and a central vacuum system. The perfect location with close access to Fish Creek Park, schools, the LRT and across the street from Shawnee Place. This move-in-ready home combines thoughtful upgrades with an unbeatable location. Don't miss out on this one! Book your private showing today!