



GRASSROOTS
REALTY GROUP

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819 Shawnee Terrace SW
Calgary, Alberta

MLS # A2255503



\$749,900

Division:	Shawnee Slopes		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,688 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Insul		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Level, Low Maintenance Landscape, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 100
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	HRV unit, humidifier.		

Upscale executive end unit townhome in the award-winning community of Shawnee Park. This Cardel-built 1880 sq' (builder size) 3 storey offers upscale design and detailed finishing with a substantial amount of upgrades beyond builder spec. Enjoy engineered white oak hardwood floors, upscale shaker-style kitchen with soft close doors and drawers, dovetailed joints, quartz countertops and upgraded appliances. This outstanding home has 9' ceilings, estate casing and baseboard and interior doors as well as sweeping urban views from the living room and the upper level. Sun-drenched south exposure, exposed aggregate driveway, walks and oversized patio. Xeriscape landscaping provides no maintenance and care-free living. Mechanical upgrades inc HEPA filter, high efficacy A/C, high efficiency F.A furnace with Redlink Honeywell controller to balance efficiency, electronic water softener, and RI for home dialysis machine (hidden in a closet). Hunter Douglas window coverings with custom blackouts and sun shades, bottom-up top-down blinds. The oversized garage is insulated, drywalled, and has a polished concrete floor. Loads of storage and more. This unique complex of adult homes (7 units) is designed to offer the best in living, convenience and lifestyle. Condo fees are just under \$100.00/ month to cover snow removal and management fees. Walk to Fish Creek Park, the LRT, close to community shopping and the ring road. Compare the price to Cardel's next phase of townhomes starting at \$820,000.00.