



GRASSROOTS
REALTY GROUP

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135 Shawnee Manor SW
Calgary, Alberta

MLS # A2255612



\$649,900

Division:	Shawnee Slopes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,734 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Insulated, See Remarks		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Pie Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Solar Tube(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: Basement: Upright Freezer, 2nd Fridge, Cubed/Wine Storage, Brown Cabinets with Doors (x2), Metal Shelving Unit, Red Metal Rack, , Wall Mounted Wooded Shelf Unit, Wooden L Bracket Shelves, Built in Wooden Shelves, Built in Work Bench. Water Softener is As Is. Family Room Wall Mirror. Garage: Red Metal Cabinets with Work Bench, Built in Wooden Shelf, Tool Hangers (x2). Sun Room: Bistro Table + 2 Chairs, Sofa, Wicker Furniture, Cushions, Painted Wooden Decor Pieces. Outside Hoses.

Pristine, upgraded Villa featuring a furnished sunroom overlooking large backyard, nestled at the top of a quiet cul de sac. A beautifully renovated 4 pc ensuite with gorgeous walk-in shower, dual sink vanity, & heated tile floor. Fully furnished climate-controlled sunroom with air conditioning, heating & roller blinds. Triple pane Ecoline windows, custom window treatments and PEX plumbing (Poly B removed). Newer high efficiency furnace, newer hot water tank, solar tunnel lights in the laundry room & main bath. Finished double attached garage, equipped with an Epoxy coated floor, metal cabinetry with workbench & built in shelving. Ready for more? Enjoy gleaming hardwood floors, 2 gas fireplaces and vaulted ceilings with 2 skylights. Kitchen features granite counter tops, a Blanco sink and white cabinetry. The eating area is perfect for casual meals & coffee, while the sizable dining room hosts family & friends. The huge primary bedroom has a walk-in closet and renovated ensuite. The main floor has a 2nd bedroom and full bathroom, laundry room and an office/den. The basement development is home to a large family room with a gas fireplace and wet bar, a hobby or bedroom (non egress window). The extensive storage area has a built-in work bench, upright freezer, a 2nd fridge and multiple shelving units. The huge lot creates a park like feel and best of all it is maintained by the Fairview Villas South Homeowner Association. Snow removal too! Enjoy the Villa lifestyle with a low monthly HOA fee. Impeccably maintained, sparkling clean, thoughtfully updated and conveniently located near Fish Creek Park, pathways, shopping, restaurants, professional services, and transit