



GRASSROOTS
REALTY GROUP

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1360 Shawnee Road SW
Calgary, Alberta

MLS # A2258270



\$998,800

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,830 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this elegant home with a durable clay tile roof, offering over 4,000 sq. ft. of developed living space with 4+1 Bedrooms and 3.5 Baths. Set apart by its soaring spaces and thoughtful design, this home is perfect for a growing family, balancing comfort with style across its multiple levels for everyday living and entertaining. The main floor greets you with a 17' high ceiling foyer and a graceful spiral staircase. To the right, the sunny south-facing Living Room and formal Dining Room share an 11' vaulted ceiling and gleaming hardwood flooring, creating a warm and inviting atmosphere that easily fits an 8-person dining table. The bright white Kitchen features a centre island with quartz countertops, ample cabinets, and a pantry, seamlessly connecting to the Breakfast Nook with access to the large 10' x 10' Deck with gas hookup, perfect for morning coffee or relaxing evenings outdoors. A spacious Family Room with built-in bookshelves, a wood-burning fireplace, and large windows is perfect for gatherings. A private Den with French doors, Powder Room, and Laundry with sink complete this level. On the upper level, the spacious Primary Bedroom includes a cozy seating area with distant views of downtown, and a luxurious 5-pc Ensuite featuring a double vanity, jetted tub, and walk-in closet. Three additional Bedrooms and a full Bath with double vanity provide ample space for family. The fully finished walkout basement boasts higher ceilings and a massive Recreation Room with built-in shelves, a sink, and a gas fireplace. This versatile area can easily be divided into two separate spaces—currently set up as a gym and a family lounge. A good sized Bedroom and 4-pc Bath complete this level. Step out to the covered patio and landscaped backyard, with a concrete pathway leading to the front yard and the oversized double

attached garage. Located in the desirable Shawnee Slopes community, this home is steps from Fish Creek Provincial Park and close to top-rated schools. Residents can also enjoy the Millrise Outdoor Rink during winter, perfect for skating and community events. Easy access to Shawnessy Shopping District and convenient transit options complete this safe and welcoming neighborhood.