



GRASSROOTS
REALTY GROUP

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1028 Shawnee Drive SW
Calgary, Alberta

MLS # A2261246



\$899,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,761 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Pergola Gate in Backyard, Camera at Front Door, Shelves in Primary Bedroom, Decorative Shelves in Upstairs Bedroom

Backing directly onto the greenbelt and forested trails of Fish Creek Park, this beautifully maintained FIVE bedroom family home (with 4 bedrooms upstairs!) offers the rare combination of nature, lifestyle, and convenience. With more than 4000 sq ft of living space across THREE fully finished levels, it provides exceptional flexibility for a growing family. The main floor impresses with vaulted ceilings, rich hardwood flooring and abundant south sunlight. To the right, formal living and dining areas flow into the kitchen; to the left, a spacious hall closet, main floor office, laundry room with ample hanging space, 2-piece bath, garage access and exterior door—ideal for a dog run! The chef-inspired kitchen showcases granite counters, stainless steel appliances, travertine backsplash, custom white and blue cabinetry PLUS walk-in pantry. Everyday dining enjoys tranquil forest views, with seamless access to a composite deck and gas line for BBQ. The flat, sun-filled yard is perfect for gardening, entertaining or a trampoline! The family room features a wood-burning fireplace and custom built-ins. Upstairs, the generous landing connects FOUR bedrooms, including an expansive primary suite with sitting area, walk-in closet and spa-inspired ensuite with quartz counters, double sinks, heated floors, soaker tub and oversized shower. The finished lower level offers a FIFTH bedroom, 3-piece bath, recreation area, hobby space and excellent STORAGE. Shawnee Slopes provides a quieter pace with parks, bike paths, schools, transit - with shops/amenities minutes away. Fish Creek Park delivers over 100 km of walking and cycling trails, wildlife viewing and year-round recreation, while Stoney Trail offers quick access to Costco in 11 minutes or downtown in under 25 mins. Recent upgrades include TWO new furnaces (2025), tankless hot water (2022), central vacuum (2024). This move-in

ready property - presents a rare opportunity to secure a true greenbelt setting in one of Calgary's most desirable communities. Quick possession available before winter. Call today!