



GRASSROOTS
REALTY GROUP

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33 Shawnee Heath SW
Calgary, Alberta

MLS # A2266762



\$1,349,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,883 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Double Garage Attached, Garage Door Opener, H		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Tree		

Heating: Forced Air, Natural Gas, Solar

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Beamed Ceilings, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Heater

Water: -

Sewer: -

Condo Fee: \$ 117

LLD: -

Zoning: DC

Utilities: -

Welcome to 33 Shawnee Heath SW — where luxury living meets the perfect family lifestyle. Situated on one of the most coveted lots in Shawnee Slopes, this exceptional two-storey home is nestled on an oversized corner lot at the end of a quiet cul-de-sac, surrounded by mature trees and backing directly onto a serene greenbelt. Offering over 4,100 sq. ft. of beautifully finished living space, this original-owner home was built with care and attention to every detail — a true testament to pride of ownership. From the moment you arrive, the curb appeal is undeniable, enhanced by thoughtful upgrades such as Gemstone lighting, solar panels, and a heated oversized garage with an epoxy floor and EV charging station. Inside, the heart of the home is the show-stopping chef’s kitchen, designed for both function and beauty. It features dual kitchen islands, high-end appliances, premium countertops, and abundant custom cabinetry to keep everything perfectly organized. The inviting family room is flooded with natural light through wall-to-wall windows and showcases a vaulted, beamed ceiling that creates an incredible sense of space and warmth. A cozy gas fireplace with a custom mantel completes this perfect gathering area. Upstairs, the primary suite is a true retreat — complete with a spa-inspired ensuite featuring a standalone soaker tub, oversized glass shower, built-in cabinetry, and a fully customized walk-in closet. There are two more additional bedrooms that share a well-appointed 5-piece bathroom and an amazing bonus room offers stunning views of the surrounding green space. A convenient upper-floor laundry with storage and a full size sink adds to everyday practicality. The professionally finished basement, completed by the builder, extends the living space with a large recreation room, the 4th bedroom, full bathroom, and plenty of

storage. Step outside and experience where this home truly shines. Set on a sprawling 7,211 sq. ft. lot, the backyard is a private oasis — perfect for family gatherings, outdoor entertaining, or watching the kids play soccer while you relax on the deck. Complete with underground sprinklers, air conditioning, central vacuum, and a water softener, every detail has been considered for comfort and convenience. Located just a short walk to Fish Creek Provincial Park, and minutes from top-rated schools, shopping, and all amenities, this property combines the best of community living with high-end modern comfort. This is a rare opportunity to own one of Shawnee Slopes's most desirable homes — where location, design, and lifestyle come together beautifully. Book your showing and come on Buy!