



GRASSROOTS
REALTY GROUP

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**75 Shawnee Crescent
Calgary, Alberta**

MLS # A2276077



\$825,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,297 sq.ft.	Age:	1987 (39 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home		

Inclusions: N/A

Welcome to 75 Shawnee Crescent. Every once in a while, We come across a property that truly stops us in our tracks. Located in the mature, highly sought-after community of Shawnee Slopes, this home is phenomenal. It sits on a peaceful crescent and has been lovingly lived in by the current owners for over 30 years. They have taken incredible care of this property; to say it's "meticulous" would be a massive understatement. They've updated it thoughtfully over the years, and what hasn't been updated is in absolutely pristine condition. It is rare to find a layout with four bedrooms upstairs, but we have it here. It includes a phenomenal primary suite featuring a renovated ensuite with a beautiful glass shower, a separate soaking tub, and a large vanity. The main floor is a traditional style plan with a front living room & dining area, that leads to the back of the house where you'll find a large kitchen with a breakfast bar and eating nook, and a cozy family room featuring a large fireplace, and custom built ins. The basement is fully developed, adding two more bedrooms, a recreation room, and a wet bar. Outside, the back yard has been extensively landscaped and is pristine. A large stone patio as well as a custom deck make the outdoor space extremely special. Some of the recent updates include a new stove, a brand-new hot water tank, and the home has central air conditioning on the upper floor. If you want to be close to nature, the location is a dream. You are just moments away from Fish Creek Park, and Shawnee Slopes has an extensive path network throughout. You can easily connect to both Stoney Trail and MacLeod Trail from here, and as far as the amenities go, from shopping and dining to all school systems and transit, everything you need is right at your fingertips. This is a rare opportunity to own a "forever home" in a community that

offers everything you need close by. For more details, click the links below.