



**1008 Shawnee Drive SW  
Calgary, Alberta**

**MLS # A2279086**



**\$1,598,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,060 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.07 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

**Heating:** Baseboard, Central, Hot Water

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Cedar Shake

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** S-FUD

**Utilities:** -

**Inclusions:** NA

Nestled among mature evergreens on an exceptionally private lot, this rare Shawnee estate offers a lifestyle opportunity that is nearly impossible to replicate in Calgary today. Set back from the road with a long private driveway, the property feels like a secluded retreat while remaining minutes from amenities, schools, golf, and major access routes. The existing home offers over 3300 sq ft of developed living space, generous principal rooms, a functional layout, and solid construction &mdash; providing an ideal canvas for a full-scale renovation or luxury modernization. The expansive footprint allows for dramatic design transformation while preserving the privacy and character of the setting. For buyers seeking space, trees, and long-term value, this property delivers: &bull; A rare oversized lot with mature landscaping &bull; Exceptional privacy and quiet surroundings &bull; Estate-style driveway and presence &bull; Strong structural base for renovation &bull; Opportunity to create a custom luxury residence without starting from scratch Whether you envision a contemporary architectural statement, a timeless transitional redesign, or a refined family estate, this property provides the scale and setting to execute your vision. Opportunities like this &mdash; combining privacy, land, and location &mdash; rarely come to market.