



767 Shawnee Drive SW
Calgary, Alberta

MLS # A2279140



\$880,000

Division: Shawnee Slopes

Type: Residential/House

Style: 2 Storey

Size: 2,793 sq.ft. **Age:** 2015 (11 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.10 Acre

Lot Feat: Level, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Cement Fiber Board, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

Inclusions: N/A

Open house January 17th (Saturday) 1:00-3:00pm. Huge price reduction!!! Welcome to this beautifully maintained, original-owner, custom-built 2-storey Cardel home located in the award-winning community of Shawnee Slopes! This sleek and stylish 4-bedroom + den + formal dining room + large bonus room home offers over 3,000 sq. ft. of luxurious living space and is loaded with high-end upgrades. The main floor and second floor showcase rich maple hardwood flooring throughout, granite countertops in the kitchen and all bathrooms, and an elegant stucco and brick exterior. The spacious living room features 12" ceilings, a cozy gas fireplace, designer lighting, and extra-large south-facing windows that flood the space with natural light. The chef's kitchen is truly a showstopper, featuring premium custom cabinetry with soft-close mechanisms, full-height cabinets with raised crown moldings, stainless steel appliances including a built-in microwave, ample counter space, a large walk-in pantry, and a spacious mudroom with additional storage. There is a den perfect for a home office or reading room, and a formal dining room ideal for hosting dinners and family gatherings. Upstairs, the large bonus room offers stunning park views—perfect for family movie nights or a playroom. The primary suite is a true retreat, featuring a walk-in closet and a spa-inspired 6-piece ensuite with dual vanities, a soaker tub, and a separate glass shower. Three additional generously sized bedrooms, a 4-piece bathroom, and an upper-floor laundry room for added convenience. Beautifully landscaped backyard with a spacious deck and a sunroom—an ideal setting for relaxing, entertaining. This home is just a short walk to Fish Creek Park, the second-largest urban park in Canada. Enjoy year-round access to nature, while still being minutes from

restaurants, shopping, supermarkets, and just a 2-minute walk to the C-Train station.