



GRASSROOTS
REALTY GROUP

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743 Shawnee Drive SW
Calgary, Alberta

MLS # A2280458



\$899,990

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,146 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Murphy Bed in Bonus Room, Sandbox

4 BEDROOMS | 3.5 BATHS | SHOW HOME FINISHINGS | IMMACULATE | ***Open House Saturday January 24 12-2pm*** Welcome to 743 Shawnee Drive SW, located in the desirable Southwest neighborhood of Shawnee Slopes. As you step inside this former Cardel Show Home, complete with 4 bedrooms, 3.5 bathrooms, and 9’ Ceilings throughout, boasting 2866 square feet of total livable space, you'll be captivated by large southwest-facing windows that fill the space with natural light. Functionality is key with this well-designed floor plan optimizing space for the contemporary family living along with style and comfort. Featuring Hardwood flooring, the main level layout seamlessly flows together the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The kitchen is a chef's paradise, featuring Quartz countertops and an abundance of counter space, cabinet space, and stainless-steel appliances, as well as access to the deck for outdoor grilling and entertaining in the incredible back yard. The spacious Primary bedroom is your private sanctuary, offering ample walk-in closet space, and access to your 5-piece ensuite bathroom. The fully finished basement provides opportunities to be used as a home theatre, workout space, recreational room and more. You can find comfort on those hot summer days with the air conditioning and warmth in the cooler months with a high-efficiency furnace. Outside you will find a large deck and spacious yard, perfect for relaxing or hosting outdoor gatherings. Don’t miss out on this home, located within walking distance Fish Creek Park and the LRT, all while having access to all essential amenities. This house won’t stay on the market for long, schedule your private viewing today!

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