



140 Shawnee Rise SW
Calgary, Alberta

MLS # A2288510



\$749,900

Division:	Shawnee Slopes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,485 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Level, Low Maintenance Landscape, No Neighbours Bel		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

OPEN HOUSE is *CANCELLED* Welcome to 140 Shawnee Rise SW in the highly sought out Fairways Villas. Well maintained bungalow +2934 sq. ft. of versatile space. Choice south backyard and a lovely garden area too. Front porch is unique for these villas and offers a 2nd outdoor space as part of this perfect location. Enclave of properties borders Fish Creek Park and is 400M to the Fish Creek-Lacombe C-Train station. Double attached garage (21x22) plus driveway for additional parking. Interior garage door leads to convenient mudroom and laundry. Cupboards, storage, sink and a strategically placed window for additional sunlight. Newer stone tiles on front porch & replaced Duradeck (rear deck) and railings. Entering via the front door is a welcoming grand foyer, vaulted ceilings (11'), bamboo flooring & lots of natural light. Den has useful built-in shelves and situated across from the 2 piece powder room. Main floor Primary Bedroom has a well positioned walk in closet and en-suite. Kitchen has neutral tones, stainless steel appliances and ample cupboard space. Lovely glass pocket door located before dining room for added kitchen time privacy. Lower level has a Bedroom with a walk in closet, 3 piece Bathroom & Recreation room. Imagine movie nights, entertaining, a work out space- so many options here. Mechanical area has substantial storage options and a ready work shop for those with hobbies, projects or wanting a place to tinker. Further features are central vacuum system, new roof (2023) & Hot Water Tank (2019). Poly b has been removed and replaced with PEX. Property not a Condo so no age or pet restrictions. Nominal HOA (\$200/month) covers lawn care & snow removal-turn key living! Enjoy the benefits of an ideal location close to tennis/pickle ball courts, walking/biking paths all surrounded by many wonderful neighbours.

Numerous amenities & services nearby. Call to view today. RARELY do these bungalow villas become available.