



**207 Shawnee Mews SW  
Calgary, Alberta**

**MLS # A2299230**



**\$759,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Shawnee Slopes  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,504 sq.ft.  | <b>Age:</b>   | 1988 (38 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Few Trees, Irregular Lot, Low Maintenance Landscap |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Pine Shake   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Storage |                   |      |

**Inclusions:** N/A

Welcome home to Shawnee Slopes. Tucked away in a quiet cul-de-sac, this impressive 5-bedroom residence offers over 3,500 sq. ft. of thoughtfully developed living space. The grand foyer welcomes you with soaring ceilings, leading into an elegant floor plan that features formal living and dining area, and a cozy family room anchored by a gas ignite wood fireplace. The kitchen, complete with ample cabinetry and a bright breakfast nook, opens onto a maintenance-free, two-tiered composite deck—perfect for indoor-outdoor hosting. A rare main-floor bedroom and 2-piece bath add incredible versatility. The upper level boasts three spacious bedrooms, including a massive primary retreat with its own fireplace, walk-in closet, and private 4-piece ensuite. The walk-up basement expands your living area with a huge recreation room, a third fireplace, an additional bedroom, and a 3-piece bath. Step outside to a private, treed backyard featuring mature landscaping and an interlocking brick patio. Located just steps from Fish Creek Park, St. Mary’s University, and the C-Train, with effortless access to Macleod and Stoney Trails. This home combines a prime location with endless potential.