



**118 Shawnee Place SW  
Calgary, Alberta**

**MLS # A2304625**



**\$849,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Interlock		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Garden, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows

**Inclusions:** Bar Shelving & Stools

POTENTIAL, CHARACTER, great LOCATION - this is a forever home!!! Lovingly maintained by proud 34 year owner! Steps away (one house) from walk-way to Fish Creek Park and a few blocks to LRT!! Spacious bungalow on a QUIET cul-de-sac! Gleaming hardwood floors in LR, DR and Family Room, newer carpet on main floor in bedroom areas (2023). Windows galore on the south side - letting in ALL the sunlight!! Visit in the bright open living room; enjoy a gourmet meal in the vaulted dining room; French door to kitchen - room for a table & chairs, granite counters, garden window and open to the family room! Where there is room to congregate, centre fireplace, sun and a door way to LARGE patio! Washer & Dryer are conveniently located in closet, Primary Bedroom is HUGE with access to the great outdoors and 2 tier deck, walk-in closet and Large ensuite! Two more bedrooms - one with walk-in closet - and a bathroom. Downstairs is developed with a large bedroom; bathroom with over sized shower (wiring available to convert to a sauna); HUGE rec room; custom bar with sink, cabinets, fridge & glass shelving; cold room with shelving; Hobby Room with cabinets, laundry tub and tool board; storage area with plenty of space and shelving and office is tucked away. High efficiency furnace installed in 2019, hot water tank new in 2020, auxiliary floor heating in part of basement (piping in place), concrete tile roof was done in 2009, extra wide eavestrough, garage door (2021) and opener (2024). Fully landscaped with irrigation system in place. Shawnee Slopes is an ESTATE AREA, tucked in on the south side of Fish Creek Park, a short drive west to Stoney Trail, drive a few minutes south to Shawnessy Shopping Center & movies - well situated and a mix of old and new make it a very SPECIAL neighbourhood!! IMAGINE - this home is so well built - it has the space,

potential and grandness to become truly awesome!!!! Must be seen to be appreciated...