



**640 Shawnee Terrace SW
Calgary, Alberta**

MLS # A2305029



\$969,900

Division:	Shawnee Slopes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,465 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 99
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Cardel Homes is excited to offer a rare Bungalow Villa opportunity, the JUNIPER VILLA in the community of Shawnee Park. Another example of Cardel's consistent brand value of better design and quality that uniquely stands out in the marketplace. This 1,500 sq ft. main floor and 1,149 sq ft. finished basement villa home is designed for the customer looking for a low maintenance luxury bungalow home in a fantastic SW Calgary location, under \$1m. What makes the Juniper Villa opportunity unique is its special location adjacent to Fish Creek Park and the Lacombe LRT station, spacious floorplan design, double attached garage, enhanced architectural style with covered rear deck, full-yard low maintenance landscaping including exposed aggregate patio, high quality product specifications, upgraded kitchen and bathroom designs, professional designer curated interior materials and colour selections.