



GRASSROOTS
REALTY GROUP

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44 Shawnee Way SW
Calgary, Alberta

MLS # A2113723



\$750,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,240 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	No Neighbours Behind, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Storage, Vinyl Windows, Wet Bar		
Inclusions:	N/A		

Welcome this lovely home to the market! You will love this incredible layout in the community of Shawnee Slopes. This home offers a large main floor living space, cozy family room, and separate formal dining room. The kitchen offers plenty of storage with double wall ovens (2022) and ample counter space, overlooking the family room leading you out your private yard with mature trees, dog room and green space. The main floor also includes an office/den, 2-piece bathroom and large laundry. On the second floor you will find 2 spacious bedrooms and a large primary with an oversized ensuite and heated floors. The basement is fully finished, ready for you to enjoy with two additional large bedrooms and wet bar. Parking is a breeze with an attached double garage. House has had several major items replaced windows (2015), Furnace (2020), Siding (2015), and Smart Garage door (2022). Call to book your showing today!