



**852 Shawnee Drive SW
Calgary, Alberta**

MLS # A2138835



\$999,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,995 sq.ft.	Age:	1986 (38 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island		

Inclusions: n/a

Metal roof, triple car garage, triple pane new windows, former Homes by Avi show walking distance to Fish Creek Park and LRT. This amazing home is designed for entertaining & has been meticulously maintained & upgraded. Enjoy sun-drenched rooms, grand two storey ceilings & a sweeping curved staircase. The home features gleaming porcelain tile floors throughout, a newly updated custom kitchen valued at \$100,000 with polished granite counter tops, quality appliances and custom built-ins. Other features include built-in bookcases, entertainment centres and wet bar. The master suite boasts a stunning fireplace & balcony and is highlighted by a lavish ensuite and an endless walk in closet. The home contains a total of 4 1/2 baths, 5 bedrooms, 3 with ensuite baths and a professionally finished basement development.