



**48 Shawnee Green SW  
Calgary, Alberta**

**MLS # A2142454**



**\$835,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,968 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 48 Shawnee Green SW in shawnee park, which is designed to be one of Calgary's most beautiful new neighborhoods. the modern farmhouse architecture with Hardie board siding, providing this home with great curb appeal. Main floor boost 9&rsquo; ceilings, premium luxury vinyl plank flooring, quartz countertops throughout and premium finishes. The custom kitchen features modern style cabinetry with soft close doors and drawers, stainless steel appliances &ndash; including a gas range, stainless steel sink, quartz countertop, The great room enjoys a custom fireplace design with floor to ceiling tile, large windows providing bright natural light, overlooking the fully landscaped backyard. The second floor features 3 bedrooms, 4pc bathroom, laundry room and bonus room with large windows overlooking green island space. The primary suite, features large windows overlooking the yard and a 4 pc ensuite with dual sinks, large tiled shower, free standing soaker tub and connecting walk-in closet. Located off the kitchen entry is a large deck with aluminum railing. This outdoor space is perfect for outdoor living and entertaining. The front and back yard is fully landscaped complete with irrigation system. walking distance to Fish Creek Park, nearby community parks, public transit, including LRT for a short commute to downtown, nearby schools and established amenities. Call today for your private tour.