



**445 Shawnee Boulevard SW
Calgary, Alberta**

MLS # A2143896



\$1,250,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,869 sq.ft.	Age:	2022 (2 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

6 BED | 4.5 BATH | 2 A/C UNITS | DUAL FURNACES | IRRIGATION | SOUTH FACING BACK YARD | NEW HOME WARRANTY | EXTERIOR GEMSTONE LIGHTING | Welcome to your dream home in the prestigious community of Shawnee Park, where luxury meets tranquility. Located on a serene street, this exceptional home will not disappoint. Spanning across a total of 4133 sq. ft, 6 bedrooms, 4.5 bathrooms a triple garage, and a ton of upgrades. Stay comfortable year-round with the luxury of not one, but two A/C units for summer coolness and dual furnaces for winter warmth. As you enter, you are greeted by a spacious foyer with the 2 pc. Bathroom and mudroom with ample storage just around the corner. On the main level, you will notice the upgraded windows flood the home with natural light. The kitchen is a chef's delight with upgraded cabinetry to the ceiling, a gas range, custom coffee bar in the spacious pantry, stunning herringbone backsplash, and waterfall quartz countertops. The dining room offers beautiful built-ins for added storage, while the living room impresses with soaring vaulted ceilings, elegant moldings, and a cozy fireplace. Not to mention the guest suite that provides a private bedroom and bathroom for guests, and a space that can be used for an at home office- or additional living space for company. Upstairs, discover 4 additional bedrooms including a versatile bonus area that provides the option to use as an additional bedroom. The primary bedroom showcases a walk-in closet with custom organizers and a luxurious ensuite with dual vanities, and a stunning tiled steam shower with dual shower heads. The basement offers a versatile flex area for entertainment, an additional bedroom with two closets, and another bathroom. This home is meticulously upgraded with gemstone lighting, irrigation, and numerous custom features

throughout. Outside, the spacious, south facing backyard deck invites you to enjoy evenings with family and friends, with a gas line to the back, perfect for hosting a summer BBQ. Enjoy the convenience of the irrigation system, making yard maintenance a breeze! Embrace the pinnacle of luxury living in this meticulously crafted home. Book a showing today!