



**203 Shawnee Mews SW  
Calgary, Alberta**

**MLS # A2151413**



**\$999,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,205 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Gentle Sloping, Lands		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** None

**\*\*OPEN HOUSE SAT July 27th 2-4pm\*\*** Located on a quiet cul-de-sac this immaculate 4-bedroom, 3.5 bathroom home in Shawnee Slopes is jaw dropping. With fish creek a stones throw away, minutes to Shawnessy shopping center and the train station close this location is second to none. With upgrades that include a newer roof, tankless hot water, high- efficiency furnaces, air conditioning, heated floors and an opening skylight, this home really has it all. As you enter the home you are greeted with 16-foot ceilings and an abundance of natural light from the south facing windows. The bright open area leads you to the custom kitchen a chef would dream of. With its extra wide gas range, wall oven microwave combo and 11-foot granite island, entertaining is a breeze. The kitchen connects you to the living room with custom built-ins and a wood burning fireplace with a log lighter. With a washer and dryer located on both the main floor and upper level, you never lug heavy baskets of laundry around again. As you transcend upstairs you are met with a modest mezzanine and stunning skylight. The primary bedroom is truly an oasis with its thoughtful layout featuring a fireplace, reading nook and beauty counter. The ensuite bathroom has an elegant clawfoot bathtub, separate shower, sophisticated double vanity and a walk-in closet. The upper level is complete with 2 additional bedrooms and a modern 4-piece bathroom. The basement is spacious with its versatile design. Family movie nights are made easy with built in speakers, dedicated wall for a projector, wet bar and snack station. The lower level has an additional bedroom and full bathroom, perfect for guests. The oversized garage fits a pick up truck and additional vehicle comfortably. With beautiful parks, pathways and great schools close by, this fantastic find won't last long, book a showing today.