



44 Shawnee Way SW
Calgary, Alberta

MLS # A2156103



\$665,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Private, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	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: None

Welcome to the perfect family home in the desirable community of Shawnee Slopes! This stunning 4 bed, 3.5 bath boasts 3,513 sqft of total space. Enjoy the convenience of public transit a short walk away and the luxury of a private yard with a hot tub. Cozy up by the fireplace or take a stroll to nearby Fish Creek Park. Updates include new windows and siding (2015), new furnace (2020), and a smart garage door (2022). Experience comfort with heated floors in upper bathrooms, and of course Central A/C for those hot summer nights. This south backing yard is a dream and you'll love not having neighbours behind you! Downstairs you'll find an amazing man-cave/rec area, with a bar, built-in storage and a pool-table... it's a lot of fun down here. The shake roof looks amazing and has had regular maintenance including post-hail inspection in the last year! Don't miss out on this amazing opportunity, schedule your viewing today, we'd be happy to accommodate.