



**55 Shawnee Heath SW  
Calgary, Alberta**

**MLS # A2167227**



**\$950,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,359 sq.ft.	<b>Age:</b>	2023 (1 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>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Gentle Sloping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 117
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**HIGHLIGHTS:** Engineered Hardwood Floors | Quartz Counters Throughout | A/C | Front and Back Irrigation | Stainless steel appliance | 4 Rooms Above Grade | Backing onto Green Space | Large Windows | Tall Ceiling. **WRITEUP:** Welcome to this stunning detached single-family home in the sought-after community of Shawnessy, Calgary. Boasting over 2300 sq.ft of living space, this home features three spacious bedrooms, a large master bedroom with walk-in closet and a 5 piece ensuite, and three beautifully appointed bathrooms. The main floor offers a chef's kitchen with a walk-in pantry, floor-to-ceiling cabinets and large bright windows that fill the home with natural light. Enjoy family time in the expansive family room, cozy up by the large fireplace, or step outside onto the spacious back deck that overlooks a serene greenspace and walking path. The unfinished basement offers endless customization possibilities, allowing you to create the space you want. Additional highlights include an office, a designated laundry room upstairs and an oversized attached double-car garage. Located near playgrounds and schools, this home combines luxury, comfort, and convenience in a prime location. Don't miss out on this exceptional opportunity.