



GRASSROOTS
REALTY GROUP

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1045 Shawnee Drive SW
Calgary, Alberta

MLS # A2177695



\$835,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,676 sq.ft.	Age:	1991 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

*** OPEN HOUSE: SATURDAY, NOVEMBER 23 from 1:00-3:00PM *** WOW! Welcome to 1045 Shawnee Drive SW in the prestigious community of Shawnee Slopes; a one-of-a-kind executive residence. This impressive property boasts 2,676 square feet of meticulously maintained above-grade living space, and features 4 spacious bedrooms on the upper floor, versatile main-floor den, 2.5 bathrooms, chef-inspired kitchen with breakfast nook, formal dining and family rooms, sunken living room (with gas fireplace and built-in shelving), main-floor laundry room (with sink and storage), and an oversized double attached garage (that's drywalled, insulated, and painted). Countless upgrades here include: luxury vinyl plank and tile flooring on the main level, several stainless steel appliances, natural gas fireplace, central vacuum system, two furnaces, soaring ceiling height, glass block feature wall, Hunter Douglas window treatment package, and cement board exterior siding. The unfinished basement provides endless potential for future customization. This property is set on an expansive sunny south-facing lot, backing onto a forested greenspace with mature trees. Near to absolutely all amenities. Don't miss out, call today!