

13 Shawnee Way SW
Calgary, Alberta

MLS # A2253041



\$924,900

| | | | |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| Division: | Shawnee Slopes | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,344 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private | | |

| | | | |
|--------------------|---------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

OPEN HOUSE SAT SEP 6 & SUN SEP 7 - Welcome to this EXTENSIVELY RENOVATED Home in Shawnee Slopes SW | West-facing backyard | LIGHT & BRIGHT | 6 Beds & 4 full Baths | OVERSIZED DOUBLE GARAGE | CUSTOM FINISHES THROUGH OUT | 3000+ SQ FT of livingspace | OVER \$300,000 IN UPGRADES | One of the biggest lots on a quite Street! This property features brand-new flooring, cabinetry, countertops, lighting, appliances, and bathrooms throughout. The main level offers a bright foyer with vaulted ceiling, a spacious living and family room, dining area, and an updated kitchen with built-in microwave, built-in oven, all new appliances & new roof. A four-season sunroom extends from the main floor living area and opens directly to the backyard, providing additional living space year-round. Upstairs includes 4 bedrooms and 2 full bathrooms, including a large primary suite with walk-in closet and a fully updated 5-piece ensuite. The developed basement adds 2 additional bedrooms, a full bathroom, and a large recreation room with bar. Outside, enjoy a big deck, the four-season sunroom, and a huge backyard with mature trees. Located within walking distance to Fish Creek Park, with schools, shopping, playgrounds, and transit all nearby... Don't Miss out!!