

## 587-899-3773

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## 13 Shawnee Way SW Calgary, Alberta

MLS # A2253041



\$899,900

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

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt **Basement:** LLD: Full Exterior: Zoning: Stucco, Wood Frame 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 OCT 25th & OCT Sunday 26th 1PM to 4PM - 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 living space | 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!!