

**417 Shawnee Terrace SW**  
**Calgary, Alberta**

**MLS # A2265741**

**\$795,795**



<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,842 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 99
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

This is a pre-construction home. Cardel Homes is excited to offer their new BIRCH model in the award-winning community of Shawnee Park.. This luxury paired home is designed for those looking for a home in a fantastic SW Calgary location. What makes the Birch opportunity unique is its special location adjacent to Fish Creek Park and the Lacombe LRT station, spacious floorplan design, double attached garage, enhanced architectural style with large second floor balcony, huge kitchen, full yard landscaping including a backyard concrete patio.