

**106 Shawnee Place SW**  
**Calgary, Alberta**

**MLS # A2296512**



**\$999,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,550 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Note: Wiring for electric car charging. Wired for a hot tub. Backyard lighting.

Nestled on a quiet cul-de-sac and offering nearly 4,000 sq ft of beautifully developed living space, this exceptional home is just a short stroll to the breathtaking Fish Creek Provincial Park. From the moment you step inside, the marble-tiled entry sets a tone of timeless elegance, flowing into formal living and dining rooms that are perfect for entertaining. The heart of the home is a chef-inspired kitchen featuring quartz countertops, a multi-level island, ample cupboard space, a walk-in pantry, and a cozy nook, all overlooking a stunning family room with soaring ceilings, custom built-ins, and curated spaces for artwork. The main floor is thoughtfully designed with a private office, convenient laundry, and rich hardwood flooring that continues up the stairs and throughout the upper level. Upstairs, the spacious primary retreat offers a quiet reading area, a luxurious five-piece ensuite with dual sinks and a soaker tub, plus two additional generously sized bedrooms. A bright, sun-filled landing overlooks the family room below, creating an open and airy feel throughout. The fully developed basement expands your living space with a fourth bedroom complete with its own 3-piece ensuite, a recreation room, a dedicated home gym area, and wine storage. Recent upgrades include newer windows (majority 2023), updated dual furnaces (2007), hot water tank (Oct 2025), central air conditioning (2022), water softener, and a filtration system—providing comfort and peace of mind. Step outside to your own private oasis: a sunny south-facing backyard with a two-tiered deck, perfect for summer BBQs, surrounded by mature trees for added privacy. All this, just minutes from Fish Creek Park, shopping, and the LRT for an easy downtown commute.