

116 Shawnee Way SW
Calgary, Alberta

MLS # A2316007



\$779,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,119 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Back L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: central air conditioner

Welcome to 116 Shawnee Way SW! This beautiful 4-bedroom family home has over 2,118 sq. ft. of living space and sits on a quiet street in Shawnee Slopes, just steps from Fish Creek Park. It perfectly blends classic charm with great updates like brand-new triple-pane windows and exterior doors installed in 2024. The main floor is bright, open, and features high ceilings and real hardwood floors. There is a spacious front living and dining area that is perfect for hosting. Around the back, the bright kitchen has a breakfast bar and a casual eating nook, which steps down into a cozy family room with a classic gas fireplace. This level also includes a handy mudroom right off the large double garage (24'1" x 21'4") and a half bath. A huge plus for families: all four good-sized bedrooms are upstairs together. This includes a big primary suite with its own walk-in closet and a large 4-piece ensuite bathroom. The home has been exceptionally well cared for. For extra peace of mind, the hot water tank was replaced in 2019 and comes with a 16-year warranty, the central A/C keeps you cool all summer, and the original furnace has been meticulously maintained to run perfectly. Outside, the 15-year-old roof is in great shape with plenty of life left. The private, fully fenced, west-facing backyard has a multi-tier deck, making it a great sunny spot to relax. Downstairs, the massive basement is completely unspoiled and ready for you to build your ultimate dream basement. Located close to top schools, shopping, transit, and the LRT, this home is a rare find!