

**876 Shawnee Drive SW**  
**Calgary, Alberta**

**MLS # A2336937**



**\$950,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnee Slopes                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | Bungalow                                                               |               |                   |
| <b>Size:</b>     | 2,445 sq.ft.                                                           | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Triple Garage Attached                                                 |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane, No Neigh |               |                   |

|                    |                                                                                                                                             |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Quartz Counters, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | Garage Opener                                                                                                                               |                   |      |

Triple attached garage on this 2445 sq ft custom built bungalow, plus a developed lower-level giving you over 4800 sq ft of potential living space. 4 large bedrooms and 3 full baths situated on a 7136 sq ft lot backing onto green space. The impressive 19.5 ft vaulted ceiling defines the open concept main floor as sunlight floods this great room from three sides. Whether you are looking for room to entertain or more space for your family to spread out, this home has it all. The substantial main floor open plan with vaulted ceiling has a recently fully renovated kitchen, living room, family room with magnificent fireplace, dining room, as well as a convenient home office/den and a laundry room. The bedrooms are situated in the west wing of the main floor with a generous, vaulted primary and a 5-pc ensuite bath with tub and shower to create a welcoming retreat. This wing of the home also includes two additional bedrooms, each over 150 sq ft. The finished basement has an open living area with fireplace and bar, a large play/rec room, and the fourth oversized bedroom along with the third full bath and storage space. With room to expand, there is over 1000 sq ft of additional undeveloped space that has two well-placed windows for additional bedrooms or just more flexible space and storage. A number of upgrades have been completed in the home in recent years including a completely new kitchen in 2021. Beautiful hardwood floor refinished in 2023 as well as new boilers installed for the in-floor heating and on demand hot water in 2023. There is new paint in several areas of the home and on the exterior garage doors and trim.

\*LOCATION