

129 Shawnee Court SW
Calgary, Alberta

MLS # A2348834



\$849,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,730 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Garden, Gazebo, See Remarks, Undergr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, High Ceilings, See Remarks, Walk-In Closet(s)		

Inclusions: None

Welcome to this fabulous 2-storey home tucked in a quiet cul-de-sac, situated on a large pie-shaped lot with beautifully and professionally landscaped front and back yards. Located in prestigious Shawnee Estates, you will enjoy the exceptional weldability this home offers: just 10 minutes to the CTrain station, 5 minutes to Fish Creek Provincial Park, and 2 minutes to public tennis and pickleball courts. The many new shops, restaurants, and services at Shawnee Plaza are only a short stroll away. The main floor features a large living room with a gas fireplace, dining room, bright kitchen with breakfast nook, a family room with a natural-stone wood-burning fireplace, a rare main-floor bedroom, 3pc full bath and a convenient laundry room. The main floor bedroom with full bath offers excellent flexibility for multi-generational living. Upstairs you will find the primary bedroom and ensuite with heated floors, oversized shower, air tub, gas fireplace, double sinks, and granite vanity. Two nicely sized bedrooms, a full bath with separate shower and tub, and a loft area complete the upper level. Stunning hardwood floors flow throughout the main and second floors, adding warmth and elegance to the home. The partially developed basement offers a large rec room, wine cellar, cold room, and plenty of additional space for storage and your ideas. An expensive Kinetico water softener and water filtration system are also included. Major, high-value upgrades in recent years: Ecoline Tri-ply windows (2024), added 6-inch attic insulation (2024), Lennox central AC (2024), quieter belt-driven garage door system (2024), shake shingle roof maintenance/replacement (2024), full Poly-B plumbing replacement (2026), updated kitchen ceiling, and fresh paint. Retreat to the south-facing backyard featuring a large pond and waterfall, cozy gazebo, tiered decking, mature garden, and abundant

sunshine. Rough-in for hot tub included. Close to the LRT, Stoney Trail, schools, shopping, and everyday amenities along Macleod Trail.