

# \$1,049,900 - 1396 Shawnee Road Sw, Calgary

MLS® #A2195460

**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 2,443 sqft  
Residential on 0.13 Acres

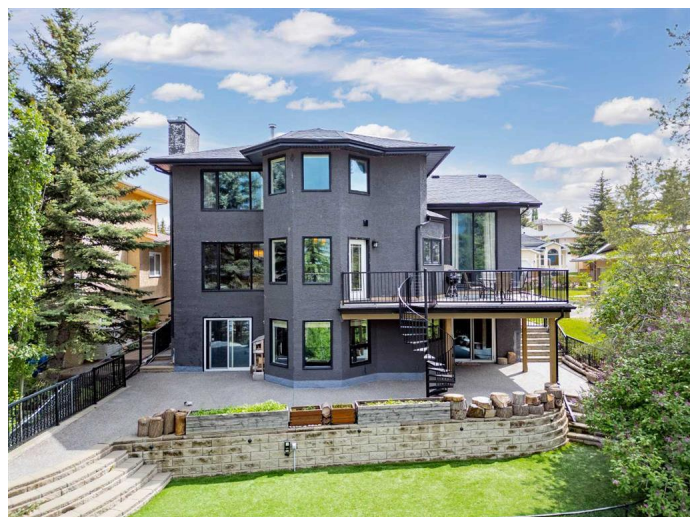
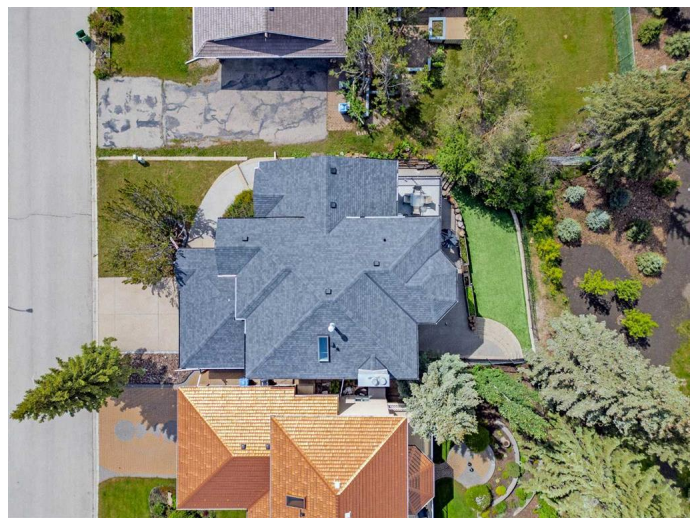
Shawnee Slopes, Calgary, Alberta

Welcome to this exquisite 4-bedroom, 3.5-bathroom, 2-storey home boasting nearly 3,500 sq. ft. of beautifully developed living space. Nestled in a quiet cul-de-sac and backing onto a serene natural green space, this home offers both privacy and convenience in a highly sought-after neighborhood.

Perfect for modern living, the open-concept layout is designed for entertaining, featuring soaring cathedral ceilings and large windows that fill the space with natural light. The family room, currently utilized as a formal dining area, seamlessly transitions into the state-of-the-art kitchen. This chef's dream is equipped with upgraded stainless steel appliances, a large central island, granite countertops, and rich mocha cabinetry. From the kitchen, step onto a massive backyard deck with multiple natural gas outlets, perfect for summer BBQs and outdoor gatherings.

A traditional living room/dining room combination makes hosting dinner parties effortless. The main floor also offers a private den—ideal for a home office—as well as a fantastic laundry/mudroom with a sink and a powder room for added convenience.

Upstairs, you'll find three generously sized bedrooms, including the luxurious master suite—an adult oasis featuring a large soaker tub, in-floor heating, double vanity, separate glass shower, and a spacious walk-in closet.



The fully finished walk-out basement is bright and inviting, featuring a large recreation room, a gaming room, and a massive fourth bedroom with sliding glass doors leading to the patio. The extensively landscaped, maintenance-free backyard includes a deck with a spiral staircase, an exposed aggregate patio, and artificial turf for effortless upkeep.

Additional highlights of this remarkable home include two updated furnaces, a newer roof, and dual AC systems for year-round comfort. With stunning curb appeal, this home is truly move-in ready for its next proud owners.

Enjoy easy access to Fish Creek Park, Macleod Trail, and Stoney Trail. Plus, youâ€™re within walking distance to numerous parks, the new outdoor skating rink, tennis courts, and close to shopping, schools, and more.

Don't miss this incredible opportunity to elevate your lifestyle in the prestigious community of Shawnee Slopes!

Built in 1989

### **Essential Information**

MLS® #	A2195460
Price	\$1,049,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,443
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 1396 Shawnee Road Sw  
Subdivision Shawnee Slopes  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2Y 2H1

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Garage Door Opener, Garage Faces Front, Side By Side  
# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, Garden  
Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 18th, 2025

Days on Market 45

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX First

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