



# 445 Shawnee Boulevard Calgary Alberta

\$1,199,900

**\*\* Open House: 12-2pm Saturday, July 20 \*\* 6 BED | 4.5 BATH | 2 A/C UNITS | DUAL FURNACES | IRRIGATION | SOUTH FACING BACK YARD | NEW HOME WARRANTY | EXTERIOR GEMSTONE LIGHTING |** Welcome to your dream home in the prestigious community of Shawnee Park, where luxury meets tranquility. Located on a serene street, this exceptional home will not disappoint. Spanning across a total of 4133 sq. ft, 6 bedrooms, 4.5 bathrooms a triple garage, and a ton of upgrades. Stay comfortable year-round with the luxury of not one, but two A/C units for summer coolness and dual furnaces for winter warmth. As you enter, you are greeted by a spacious foyer with the 2 pc. Bathroom and mudroom with ample storage just around the corner. On the main level, you will notice the upgraded windows flood the home with natural light. The kitchen is a chef's delight with upgraded cabinetry to the ceiling, a gas range, custom coffee bar in the spacious pantry, stunning herringbone backsplash, and waterfall quartz countertops. The dining room offers beautiful built-ins for added storage, while the living room impresses with soaring vaulted ceilings, elegant moldings, and a cozy fireplace. Not to mention the guest suite that provides a private bedroom and bathroom for guests, and a space that can be used for an at home office- or additional living space for company. Upstairs, discover 4 additional bedrooms including a versatile bonus area that provides the option to use as an additional bedroom. The primary bedroom showcases a walk-in closet with custom organizers and a luxurious ensuite with dual vanities, and a stunning tiled steam shower with dual shower heads. The basement offers a versatile flex area for entertainment, an additional bedroom with two closets, and another bathroom. This home is meticulously upgraded with gemstone lighting, irrigation, and numerous custom features throughout. Outside...

- Other 4.92 Ft x 2.67 Ft
- Bedroom 11.92 Ft x 10.92 Ft
- Furnace 29.25 Ft x 14.50 Ft
- Bonus Room 17.17 Ft x 13.50 Ft
- Other 16.00 Ft x 13.17 Ft
- 4pc Bathroom 8.17 Ft x 4.92 Ft

- Other 6.92 Ft x 6.50 Ft
- Other 11.58 Ft x 4.08 Ft
- Pantry 6.33 Ft x 4.75 Ft
- Kitchen 13.00 Ft x 10.75 Ft
- Dining room 13.50 Ft x 12.00 Ft
- Living room 17.42 Ft x 14.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**See**

### Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

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Office 11.25 Ft x 10.75 Ft

4pc Bathroom 4.92 Ft x 7.25 Ft

Bedroom 10.92 Ft x 10.42 Ft

2pc Bathroom 6.42 Ft x 6.00 Ft

Other 9.50 Ft x 8.42 Ft

6pc Bathroom 11.00 Ft x 9.42 Ft

Primary Bedroom 16.00 Ft x 13.00 Ft