



## 1045 Shawnee Drive Calgary Alberta

\$835,000

\*\*\* OPEN HOUSE SATURDAY, DECEMBER 7, FROM 2:00-4:00PM \*\*\* WOW! Welcome to 1045 Shawnee Drive SW in the prestigious community of Shawnee Slopes; a one-of-a-kind executive residence. This impressive property boasts 2,676 square feet of meticulously maintained above-grade living space, and features 4 spacious bedrooms on the upper floor, versatile main-floor den, 2.5 bathrooms, chef-inspired kitchen with breakfast nook, formal dining and family rooms, sunken living room (with gas fireplace and built-in shelving), main-floor laundry room (with sink and storage), and an oversized double attached garage (that's drywalled, insulated, and painted). Countless upgrades here include: luxury vinyl plank and tile flooring on the main level, several stainless steel appliances, natural gas fireplace, central vacuum system, two furnaces, soaring ceiling height, glass block feature wall, Hunter Douglas window treatment package, and cement board exterior siding. The unfinished basement provides endless potential for future customization. This property is set on an expansive sunny south-facing lot, backing onto a forested greenspace with mature trees. Near to absolutely all amenities. Don't miss out, call today! (id:6769)

2pc Bathroom 5.08 Ft x 5.92 Ft  
Breakfast 13.75 Ft x 8.67 Ft  
Den 13.17 Ft x 9.17 Ft  
Dining room 10.25 Ft x 12.00 Ft  
Family room 12.92 Ft x 15.75 Ft  
Kitchen 13.75 Ft x 14.67 Ft  
Laundry room 6.83 Ft x 9.17 Ft  
Living room 17.25 Ft x 15.00 Ft

4pc Bathroom 11.00 Ft x 10.50 Ft  
5pc Bathroom 14.17 Ft x 18.08 Ft  
Bedroom 11.42 Ft x 12.25 Ft  
Bedroom 10.25 Ft x 14.83 Ft  
Bedroom 10.33 Ft x 15.50 Ft  
Primary Bedroom 17.75 Ft x 18.00 Ft  
Other 6.92 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

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