



# 109 Shawnee Place Calgary Alberta

\$1,598,000

Presenting a remarkable custom-built residence nestled serenely backing onto Fish Creek Park within the esteemed locale of Shawnee Slopes. This exceptional home is the epitome of luxury craftsmanship with extensive of upgrades. This residence sets itself apart with unparalleled attention to detail. Emanating elegance at every turn. This bespoke home showcases many premium features including:

- 1-Hand carved solid Mahogany front door.
- 2- all natural granite stone (all the exterior walls).
- 3-New concrete paying stone (Diamond design) in back yard.
- 4-New concrete retaining wall (larg format).
- 5-New cedar gazebo in back yard with roof.
- 6-New cedar back yard fence.
- 7-New outdoor gas burning fireplace.
- 8-New outdoor water fountain.
- 9-New kitchen, pantry, laundry, entertainment cabinets.
- 10-New Italian made real granite countertop in kitchen, pantry, butler & laundry room.
- 11-New paints on entire walls, ceiling, baseboards, garage & clear spray on hardwood railing.
- 12-All brand new kitchen appliances, laundry.
- 13-Brand new (2-60" Samsung TV) & one 40" Samsung TV with SONOS speaker system.
- 14-All new toilets & new sink in main floor & new shower fixtures in both second level bathrooms.
- 15-Brazilian Teak Hardwood Floors through out 3 levels floors and natural Tuscan Travertine flooring in full bathrooms and common area in basement.
- 16-All steps & railings are custom Milled with Brazilian Teak Lumber to complement the hardwood floors.
- 17-Brand new fireplace in main floor, which is wrapped around with one large format Spanish made Tile to complement the kitchen granite countertop.
- 18- New kitchen & butler back splash.
- 19-New kitchen, laundry sink & faucets.
- 20-New RO water filter in main floor.
- 21- 3 years old hot water tank.
- 22-Water softener.
- 23-Newly sand & finished hardwood in main, steps, & second floor.
- 24-All new window coverings.
- 25-New Epoxy garage flooring.
- 26-New gar...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 4.22 M x 3.15 M

Bedroom 3.45 M x 3.58 M

Bedroom 3.07 M x 3.20 M

Den 5.64 M x 4.90 M

Bedroom 4.09 M x 3.10 M

Bedroom 4.44 M x 2.62 M

Exercise room 4.44 M x 3.53 M

Exercise room 3.99 M x 5.41 M

Recreational, Games room 3.53 M x 7.47 M

Storage 1.93 M x 1.58 M

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

Listing Presented By:



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**Primary Bedroom** 4.32 M x 4.44 M

**Other** 2.23 M x 3.00 M

**Other** 3.07 M x 1.68 M

**4pc Bathroom** Measurements not available

**Furnace** 3.58 M x 3.07 M

**2pc Bathroom** Measurements not available

**Breakfast** 4.34 M x 3.00 M