



## 1360 Shawnee Road Calgary Alberta

\$1,059,900

Welcome to a home filled with love, laughter, and memories. This property features a separate entrance leading to an illegal basement suite, offering excellent potential for rental income. The home is equipped with two furnaces and two hot water tanks, providing independent comfort for both levels. Whether you're an investor or a homeowner looking to offset your mortgage, this setup offers a great opportunity. The owners cared for this home with so much heart, raising their family here and even running a daycare, filling every room with happiness and life. Now, it is ready for your family to create the next beautiful chapter. With over 4,000 square feet of bright, open space, there is room for everyone to live, grow, and make memories together. Picture your family gathered in the sun-filled kitchen, sharing meals in the spacious dining room, cozying up by the fireplace, or enjoying movie nights and game days in the walkout basement. Built for lasting protection, this home features a durable clay tile roof known for its exceptional longevity, fire resistance, and ability to withstand harsh weather. The solid stucco exterior adds even more strength and curb appeal. A spacious double garage offers the perfect setup for any hardworking homeowner to store tools, work on projects, and stay organized. Step outside and imagine weekends spent exploring the endless beauty of Fish Creek Provincial Park, just minutes away, perfect for biking, walking, or simply soaking up nature. The community of Shawnee Slopes offers more than just stunning scenery. You will love the easy access to parks, schools, churches, playgrounds, the library and YMCA, and tons of shops and restaurants at Shawnessy Shopping Centre. Plus, with the nearby Fish Creek-Lacombe C-Train Station and quick routes to Macleod Trail, getting around the city is simple and stress-free. Shawnee Slopes is a place where ne...

5pc Bathroom 10.75 Ft x 9.50 Ft  
5pc Bathroom 11.33 Ft x 7.75 Ft  
Primary Bedroom 17.92 Ft x 22.08 Ft  
Bedroom 11.25 Ft x 12.08 Ft  
Bedroom 11.33 Ft x 13.50 Ft  
Other 10.25 Ft x 6.83 Ft

Storage 21.83 Ft x 9.33 Ft  
Furnace 12.17 Ft x 7.33 Ft  
2pc Bathroom 5.00 Ft x 4.50 Ft  
Dining room 14.17 Ft x 12.83 Ft  
Family room 14.67 Ft x 17.92 Ft  
Foyer 14.33 Ft x 12.17 Ft

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Listing Presented By:



Originally Listed by:  
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**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Bedroom 11.83 Ft x 8.92 Ft  
4pc Bathroom 6.50 Ft x 8.00 Ft  
Bedroom 13.75 Ft x 15.00 Ft  
Living room 42.58 Ft x 32.83 Ft

Kitchen 17.42 Ft x 18.58 Ft  
Laundry room 9.50 Ft x 8.00 Ft  
Living room 13.25 Ft x 21.50 Ft