



# 125 Shawnee Place Calgary Alberta

\$1,250,000

A ONCE-IN-A-LIFETIME opportunity awaits with this gem of a property. The single-owner, walkout bungalow backs west onto Fish Creek Provincial Park, ideally situated on a pie lot to maximize privacy. From both the walkout lower level and the enormous main balcony you'll appreciate the beauty and solitude of nature along with the priceless, sweeping vista. This lovingly maintained home offers more than 3000 square feet of developed living space and features terrific highlights such as central air conditioning, in-ground irrigation system, clay tile roof, a wood burning fireplace to cozy up the main floor living room, a 3-sided gas fireplace for enjoyment in the lower level family room. Upon entering the front foyer you'll appreciate the soaring vaulted ceiling and beautiful wood flooring. The main level continues with a massive master bedroom with 5-piece ensuite, a second bedroom, another 4-piece bath, a private office, and an enormous formal dining room. The kitchen features a dinette with views to the west and has been fitted out with new, high-end stainless-steel appliances and granite counters. You'll love the convenient acces from the eat-in kitchen to the massive balcony c/w electric awning and stairs to the west-facing pie lot. The curving staircase to the walkout level leads you to an enormous family room with a 3-sided gas fireplace, a wall of windows facing west into the yard, and French doors leading out to a covered patio area in the huge, private yard. Continuing on, the lower-level features 2 oversized bedrooms which both have walk-in closets. The remainder of this level offers 4-piece bath, a storage area in the utility room, a dedicated workbench, a hobby washtub area and a second fridge. Venture outside and enjoy the oasis of solitude in the private, beautifully landscaped yard featuring an ornamental flowering tree, a golden larch, and a hand...

Bedroom 11.67 Ft x 15.42 Ft

Bedroom 10.92 Ft x 15.58 Ft

Family room 16.25 Ft x 25.75 Ft

4pc Bathroom Measurements not available

Furnace 19.25 Ft x 19.75 Ft

Other 4.58 Ft x 5.42 Ft

Living room 13.75 Ft x 16.25 Ft

Den 9.83 Ft x 9.92 Ft

Primary Bedroom 12.33 Ft x 15.58 Ft

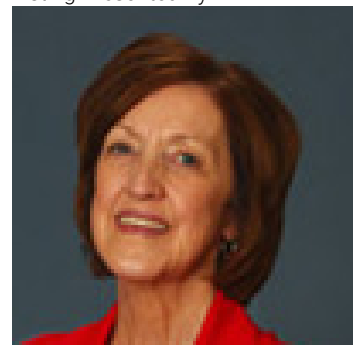
Bedroom 11.17 Ft x 11.25 Ft

Laundry room 6.08 Ft x 9.33 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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CIR

REALTY

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Kitchen 10.00 Ft x 12.08 Ft

5pc Bathroom 12.25 Ft x 5.42 Ft

Other 9.75 Ft x 9.92 Ft