



## 1396 Shawnee Road Calgary Alberta

\$1,049,900

Welcome to this exquisite 4-bedroom, 3.5-bathroom, 2-storey home boasting nearly 3,500 sq. ft. of beautifully developed living space. Nestled in a quiet cul-de-sac and backing onto a serene natural green space, this home offers both privacy and convenience in a highly sought-after neighborhood. Perfect for modern living, the open-concept layout is designed for entertaining, featuring soaring cathedral ceilings and large windows that fill the space with natural light. The family room, currently utilized as a formal dining area, seamlessly transitions into the state-of-the-art kitchen. This chef's dream is equipped with upgraded stainless steel appliances, a large central island, granite countertops, and rich mocha cabinetry. From the kitchen, step onto a massive backyard deck with multiple natural gas outlets, perfect for summer BBQs and outdoor gatherings. A traditional living room/dining room combination makes hosting dinner parties effortless. The main floor also offers a private den—ideal for a home office—as well as a fantastic laundry/mudroom with a sink and a powder room for added convenience. Upstairs, you'll find three generously sized bedrooms, including the luxurious master suite—an adult oasis featuring a large soaker tub, in-floor heating, double vanity, separate glass shower, and a spacious walk-in closet. The fully finished walk-out basement is bright and inviting, featuring a large recreation room, a gaming room, and a massive fourth bedroom with sliding glass doors leading to the patio. The extensively landscaped, maintenance-free backyard includes a deck with a spiral staircase, an exposed aggregate patio, and artificial turf for effortless upkeep. Additional highlights of this remarkable home include two updated furnaces, a newer roof, and dual AC systems for year-round comfort. With stunning curb appeal, this home is truly move-in ready for its next...

3pc Bathroom Measurements not available

Bedroom 12.58 Ft x 14.67 Ft

Family room 34.67 Ft x 23.58 Ft

2pc Bathroom Measurements not available

Kitchen 20.08 Ft x 18.67 Ft

Living room 12.92 Ft x 25.92 Ft

Laundry room 11.33 Ft x 6.33 Ft

Office 8.92 Ft x 13.08 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 12.75 Ft x 11.83 Ft

Bedroom 9.92 Ft x 10.67 Ft

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

Listing Presented By:



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Dining room 16.58 Ft x 14.17 Ft

Primary Bedroom 17.33 Ft x 14.25 Ft