



## 1396 Shawnee Road Calgary Alberta

\$999,900

Open house Sat September Sept 6 2025 1-3 pm This is an incredible opportunity for a well-priced, upscale, renovated two storey backing onto a linear green belt with fantastic urban views. Shawnee Estates is one of SW Calgary's most walkable communities and features excellent access to Fish Creek Park, the LRT, Stoney Trail, schools and community shopping. Enjoy two 14-foot-high storey ceilings, knockdown stipple, rich hardwood floors, estate casing and baseboard, and new designer interior doors. Renovated kitchen features quality 42-inch cabinets with custom built-ins and pull-outs, polished granite countertops, soft-close doors and drawers, stainless steel appliances and valance lighting. You'll love the renovated baths, including a truly spa-inspired ensuite with a jacuzzi tub, an oversized two-person shower with a 10-mil glass door, double vessel sinks and a heated tile floor. Magnificent windows drench this home in light (broken seal glass panes replaced). Professionally developed walk-out basement has a massive rec/games space and a "lock off section" that could easily be developed into a secondary living space featuring its own direct access. Upgraded high-efficiency furnaces, water tank, newer roof, painted exterior, oversized garage, new vinyl decking and aluminum railing, professional landscaping, all backing onto a linear 20-meter park space. Don't miss out on this perfect family home in an outstanding upscale location. (id:6769)

Primary Bedroom 17.75 Ft x 14.00 Ft

5pc Bathroom 18.67 Ft x 12.00 Ft

Other 12.17 Ft x 6.33 Ft

Bedroom 12.67 Ft x 11.75 Ft

Bedroom 10.08 Ft x 10.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 34.50 Ft x 23.00 Ft

Family room 12.75 Ft x 25.75 Ft

Den 7.00 Ft x 12.83 Ft

3pc Bathroom .00 Ft x .00 Ft

Storage 14.00 Ft x 14.00 Ft

Living room 13.00 Ft x 15.83 Ft

Dining room 13.00 Ft x 10.17 Ft

Kitchen 20.00 Ft x 23.00 Ft

Family room 16.83 Ft x 14.42 Ft

Den 9.50 Ft x 13.17 Ft

Laundry room 11.25 Ft x 6.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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