



## 145 Shawnee Court Calgary Alberta

\$750,000

Spacious and bright. Significant upgrades, modern finishings, terrific location and a great floor plan. Newer vinyl windows, Asphalt shingles, a H/E furnace, NO POLY B plumbing, renovated kitchen with white cabinetry, granite counter tops & stainless steel appliances, hardwood floors, and a renovated 3 piece bath with walk in shower are only some of the notable upgrades. This home is bright with an abundance of windows. The floor plan is very functional & versatile. The front living room with vaulted ceiling & fireplace is right off the appealing, open front foyer. There is a large dining room perfect for family festivities or as a flex space. The kitchen is open to a casual eating nook and leads to the private west facing back yard and the large family room with a 2nd fireplace. Main floor laundry, convenient interior access to your double attached garage & an updated half bath completes the main level. Upstairs is the privately positioned, generous primary suite with 5 pc ensuite including double vanity. There is a quaint bonus room offering a 3rd area for relaxation and 2 additional bedrooms which are both a good size. The 3 pc main bathroom with walk in shower is a nice treat. The basement is a blank canvas for your imagination and an opportunity to add equity. Shawnee Slopes is a mature, prestigious community that is bordered by Fish Creek Park. Enjoy tennis courts, pathways, shopping, amenities and easy commuting with Fish Creek LRT within walking distance. (id:6769)

Bonus Room 13.75 Ft x 10.25 Ft  
Primary Bedroom 15.67 Ft x 16.08 Ft  
5pc Bathroom 9.08 Ft x 11.08 Ft  
Bedroom 11.17 Ft x 12.25 Ft  
Bedroom 9.92 Ft x 12.25 Ft  
3pc Bathroom 7.25 Ft x 8.00 Ft  
Kitchen 15.00 Ft x 10.92 Ft

Breakfast 9.67 Ft x 10.00 Ft  
Family room 16.25 Ft x 12.00 Ft  
Dining room 13.75 Ft x 10.50 Ft  
Living room 11.92 Ft x 19.00 Ft  
Laundry room 6.33 Ft x 10.75 Ft  
2pc Bathroom 4.67 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<https://dorothy.rice.remax.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)