



## 53 Shawnee Rise Calgary Alberta

\$724,800

Nestled within the desirable Shawnee Slopes community, this exceptional two-story residence enjoys unparalleled proximity to Fish Creek Park, walking distance to CTRAIN STATION, picturesque pathway systems, cycling and pedestrian trails, and expansive green spaces. This traditional home showcases thoughtful upgrades, including gleaming hardwood flooring throughout, brand new quartz countertops all over, presenting ample opportunity for the new owners to infuse their personal style and vision. Upon entering, one is warmly greeted by a spacious, tile-floored foyer, bathed in an abundance of natural light. The cozy family room features a wood-burning fireplace and charming bay window. Adjacent to this inviting space lies the kitchen, featuring classic oak cabinetry, track lighting, a traditional white tile backsplash, and a newer stainless-steel oven with a flat top stove. The kitchen's efficient layout seamlessly transitions to a breakfast nook, adorned with another sunlit bay window that offers serene views of the private backyard. Just beyond the kitchen lies a formal dining space, while a dedicated living room at the front of the home provides additional comfort, accentuated by thoughtfully designed vaulted ceilings. Completing the main level are a 2-piece powder room and a separate mud/laundry room. Ascending the traditional staircase leads to the upper level of this exceptional residence. The primary bedroom impresses with vaulted ceilings, a generous walk-in closet, and another bay window overlooking the backyard. The primary ensuite bathroom features a jetted soaker tub, a separate toilet, and a standalone shower. Two additional well-appointed, spacious bedrooms and a 4-piece bathroom round out the second floor. The finished lower-level basement offers ample opportunity to realize one's vision, featuring a large recreation and entertainment room, as well as a...

Recreational, Games room 31.58 Ft x 21.50 Ft

Bedroom 18.58 Ft x 13.58 Ft

Bedroom 10.33 Ft x 14.00 Ft

3pc Bathroom Measurements not available

Living room 11.75 Ft x 17.67 Ft

Dining room 10.00 Ft x 11.50 Ft

2pc Bathroom Measurements not available

Laundry room Measurements not available

Primary Bedroom 14.08 Ft x 14.17 Ft

Bedroom 9.42 Ft x 12.67 Ft

Bedroom 9.33 Ft x 11.08 Ft

4pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.PeymanValim.com>



**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)

**Kitchen** 10.42 Ft x 11.92 Ft

**Family room** 14.25 Ft x 15.75 Ft

**4pc Bathroom** Measurements not available