



1008 Shawnee Drive Calgary Alberta

\$1,598,000

Nestled among mature evergreens on an exceptionally private lot, this rare Shawnee estate offers a lifestyle opportunity that is nearly impossible to replicate in Calgary today. Set back from the road with a long private driveway, the property feels like a secluded retreat while remaining minutes from amenities, schools, golf, and major access routes. The existing home offers over 3300 sq ft of developed living space, generous principal rooms, a functional layout, and solid construction -- providing an ideal canvas for a full-scale renovation or luxury modernization. The expansive footprint allows for dramatic design transformation while preserving the privacy and character of the setting. For buyers seeking space, trees, and long-term value, this property delivers: o A rare oversized lot with mature landscaping o Exceptional privacy and quiet surroundings o Estate-style driveway and presence o Strong structural base for renovation o Opportunity to create a custom luxury residence without starting from scratch Whether you envision a contemporary architectural statement, a timeless transitional redesign, or a refined family estate, this property provides the scale and setting to execute your vision. Opportunities like this -- combining privacy, land, and location -- rarely come to market. (id:6769)

- 3pc Bathroom 8.67 Ft x 4.75 Ft
- Primary Bedroom 13.58 Ft x 11.67 Ft
- Bonus Room 27.75 Ft x 18.83 Ft
- Recreational, Games room 27.83 Ft x 19.83 Ft
- Recreational, Games room 13.83 Ft x 32.08 Ft
- 2pc Bathroom 5.00 Ft x 4.58 Ft
- 4pc Bathroom 11.17 Ft x 5.92 Ft
- Dining room 20.67 Ft x 17.17 Ft
- Great room 30.17 Ft x 19.00 Ft

- Kitchen 9.75 Ft x 15.92 Ft
- Laundry room 8.00 Ft x 11.50 Ft
- Living room 14.58 Ft x 16.33 Ft
- Primary Bedroom 21.33 Ft x 15.17 Ft
- Sunroom 14.00 Ft x 9.50 Ft
- 4pc Bathroom 8.08 Ft x 10.92 Ft
- Bedroom 11.08 Ft x 14.00 Ft
- Family room 22.92 Ft x 14.50 Ft
- Kitchen 8.00 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<http://albertainvestments.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca