



1030 Shawnee Road Calgary Alberta

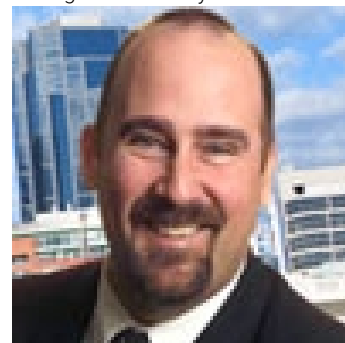
\$679,900

NEW PRICE, Well Priced .. Move in before Christmas .. Come experience the warmth, space and timeless character of this exceptional Shawnee Slopes villa. Welcome to this beautifully maintained 1,523 sq. ft. duplex style bungalow. This is NOT a Condo. With approximately 2,270 sq. ft. of developed living space, plus additional storage and mechanical areas, this spacious three-bedroom, three-bathroom home offers the comfort and room to live the way you want. From the moment you step inside, there is an unmistakable sense of warmth and quality. Vaulted ceilings combine with beautiful hardwood flooring to create an atmosphere that feels both elegant & welcoming. There is something special about the character of real wood. The natural grain, texture and warmth of hardwood bring an organic quality to a home that simply makes a space feel more comfortable and inviting. The spacious living room centres around an impressive Tyndall stone gas fireplace, creating the perfect gathering place for quiet evenings, family time or entertaining friends. The bright, open kitchen features beautiful oak cabinetry, granite countertops and abundant storage, with convenient pull-out shelving making everyday access easier. The natural character of the oak cabinetry gives the kitchen a warm, classic feel, away from today's whites and greys. Adjacent to the kitchen, the dinette provides easy access to your main-level deck -- perfect for the BBQ, morning coffee or summer entertaining. The generous formal dining room offers plenty of room for your dining furniture -- and yes, there is even room for that cherished China cabinet! Your main-floor primary bedroom is a true retreat, with plenty of room for a king-sized bed and a luxurious five-piece ensuite. A second main-floor bedroom provides excellent flexibility for guests, family or additional living space. A bright office/den near the front e...

Family room 19.92 Ft x 22.08 Ft
 Bedroom 16.08 Ft x 10.75 Ft
 Furnace 33.25 Ft x 28.08 Ft
 3pc Bathroom .00 Ft x .00 Ft
 Other 9.92 Ft x 11.25 Ft
 Other 9.42 Ft x 9.92 Ft
 Dining room 10.33 Ft x 11.08 Ft
 Living room 12.67 Ft x 19.25 Ft

Office 10.75 Ft x 9.92 Ft
 Bedroom 10.00 Ft x 11.42 Ft
 Primary Bedroom 15.83 Ft x 10.67 Ft
 Laundry room 5.75 Ft x 13.67 Ft
 Other 5.33 Ft x 4.25 Ft
 5pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft
 Other 10.00 Ft x 14.75 Ft

Listing Presented By:



Originally Listed by:
 TREC The Real Estate Company

<http://www.ronoshea.ca/>

RE/MAX Realty Professionals

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

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