

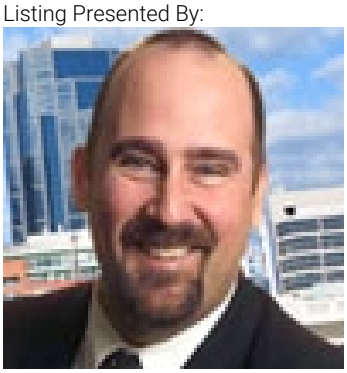
109 Shawnee Rise Calgary Alberta

$710,000

BACKING DIRECTLY ONTO FISH CREEK PARK | BUNGALOW VILLA | DOUBLE ATTACHED GARAGE | TWO BEDROOMS ON THE MAIN FLOOR!Location, lifestyle and incredible potential come together in this spacious bungalow villa in the desirable community of Shawnee Slopes. Backing directly onto the natural beauty of Fish Creek Provincial Park, this home offers a rare opportunity to enjoy a peaceful setting while creating a space that truly reflects your own style. With approximately 1,485 sq. ft. above grade, a fully developed lower level and a DOUBLE ATTACHED GARAGE, there is plenty of room to downsize without compromising on space. Step inside and discover a well-designed floor plan with a spacious living room featuring a cozy fireplace, a generous dining area for hosting family and friends, and a kitchen with an adjoining breakfast nook. The rear deck provides the perfect place to enjoy your morning coffee, take in the natural surroundings or simply relax after a busy day. The main floor features TWO BEDROOMS, including a spacious primary retreat with a walk-in closet and private ensuite. A second bedroom, full bathroom and convenient main floor laundry make this layout especially appealing for those looking to enjoy the ease of bungalow living. Downstairs, the fully developed lower level offers even more room to spread out, with a huge recreation room, second fireplace, third bedroom, full bathroom and plenty of storage. Whether you need space for visiting family, hobbies, entertaining or a home office, this level provides flexibility for whatever life brings. Bring your decorating ideas and imagine the possibilities of transforming this well-laid-out villa into something truly special. And let's talk about the LOCATION! With Fish Creek Park right outside your back door, you can enjoy walking paths, cycling, nature and beautiful scenery without ever having to get in the car. Shopping...

Recreational, Games room 22.33 Ft x 20.17 Ft
Bedroom 12.00 Ft x 15.75 Ft
4pc Bathroom Measurements not available
Breakfast 10.58 Ft x 10.08 Ft
Kitchen 10.58 Ft x 9.42 Ft
Kitchen 12.83 Ft x 20.25 Ft
Dining room 10.33 Ft x 10.33 Ft
4pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Bedroom 15.75 Ft x 11.08 Ft
Primary Bedroom 15.75 Ft x 14.92 Ft

Listing Presented By:



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KIC Realty

http://www.thebigpinkchair.com/

RE/MAX Realty Professionals

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