



## 1360 Shawnee Road Calgary Alberta

\$1,069,900

Welcome to your dream family home in the desirable Shawnee Slopes community! This impressive residence boasts over 4,000 square feet of living space, perfectly designed for a growing family. As you step inside, you are immediately greeted by a grand staircase that reaches up to the top floor, setting an elegant tone for the rest of the home. The new Vinyl laminate flooring seamlessly flows throughout the main level, enhancing the open and airy feel. The formal living room offers a cozy retreat for entertaining friends, effortlessly connecting to the spacious formal dining room, which is large enough to accommodate a table for 12—perfect for family gatherings and celebrations. The heart of the home is the open-concept kitchen, designed for both functionality and style. It features ample cupboard space, beautiful quartz countertops, an island for casual dining, and an expansive window that overlooks the sunny south yard, bringing in plenty of natural light. The family room is great for family gatherings with a gas fireplace to keep the space cozy during the cooler months. Original oak French doors lead you to a private office space, ideal for working from home or quiet study. Venture to the upper level, where you'll find a luxurious primary suite, a true sanctuary for relaxation after a busy day. This level also includes three additional large bedrooms, along with a well-appointed 5-piece main bathroom featuring double sinks—perfect for busy mornings with the kids. The walkout basement expands your living space even further, providing a recreational room that's perfect for family movie nights or game days. Guests will appreciate the comfort of the 5th bedroom, which is accompanied by a convenient 4-piece bathroom. The south-facing backyard is designed for low maintenance while offering plenty of room for children to explore. Large north-facing windows in the den of...

Family room 20.33 Ft x 12.67 Ft

Recreational, Games room 17.17 Ft x 15.25 Ft

Exercise room 13.08 Ft x 11.92 Ft

Other 14.92 Ft x 13.67 Ft

Other 8.58 Ft x 5.75 Ft

Other 10.17 Ft x 2.08 Ft

Family room 21.33 Ft x 13.17 Ft

Kitchen 15.25 Ft x 8.50 Ft

Dining room 14.08 Ft x 12.75 Ft

Breakfast 16.25 Ft x 8.33 Ft

Foyer 13.25 Ft x 9.25 Ft

Den 13.17 Ft x 8.42 Ft

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Listing Presented By:



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Storage

11.00 Ft x 9.33 Ft

4pc Bathroom

8.00 Ft x 6.50 Ft

Furnace

16.67 Ft x 10.83 Ft

Living room

17.75 Ft x 14.00 Ft

Laundry room

7.92 Ft x 7.08 Ft

2pc Bathroom

5.00 Ft x 4.42 Ft

Primary Bedroom

17.92 Ft x 16.75 Ft