



## 409 Shawnee Boulevard Calgary Alberta

\$899,900

Welcome to this stunning fully upgraded 2-storey home offering 2,161 sq. ft. of beautifully designed living space! From the moment you arrive, you'll notice the pride of ownership and thoughtful details throughout. Perfectly located across from a tranquil greenspace, this home combines comfort, style, and functionality in every corner. Step inside to discover 9-foot ceilings and a bright, open-concept main floor featuring upgraded stainless-steel appliances, including a gas stove for the chef in the family. The modern kitchen flows seamlessly into the dining and living areas—ideal for entertaining or relaxing at home. A main floor office provides the perfect workspace for those who work or study from home, while a 2-piece bathroom and a large mudroom with built-in cabinets add convenience and organization to your daily routine. Upstairs, you'll find a large primary bedroom with a stunning five-piece ensuite that includes a spacious walk-in shower, dual sinks, a relaxing soaker tub, and a huge walk-in closet with built-in cabinetry. Two additional bedrooms, a four-piece bathroom, and a convenient laundry room complete the upper level. The fully finished basement expands your living space with a large recreation room, a fourth bedroom, and a four-piece bathroom, along with a huge utility and storage area—perfect for keeping everything organized and out of sight. Enjoy outdoor living at its finest on the sunny, south-facing backyard, complete with a spacious deck and beautiful stone patio—perfect for summer gatherings or quiet evenings at home. The yard is complete with a gas BBQ line and underground sprinklers for easy maintenance. Additional highlights include central air conditioning, a Ring security system, Gemstone lighting, and a fully insulated double detached garage. Nestled beside Fish Creek Provincial Park, Shawnee Slopes provides unbeatable access to nature wi...

Primary Bedroom 15.17 Ft x 15.08 Ft

Bedroom 13.00 Ft x 12.75 Ft

Bedroom 13.00 Ft x 10.00 Ft

Laundry room 8.83 Ft x 8.08 Ft

5pc Bathroom 14.42 Ft x 12.75 Ft

4pc Bathroom 9.08 Ft x 5.00 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Furnace 27.75 Ft x 18.50 Ft

Living room 17.67 Ft x 13.00 Ft

Office 13.33 Ft x 11.00 Ft

Kitchen 19.58 Ft x 10.33 Ft

Dining room 11.33 Ft x 10.42 Ft

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Listing Presented By:



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Other 14.42 Ft x 5.42 Ft

Recreational, Games room 18.92 Ft x 12.42 Ft

Bedroom 10.50 Ft x 9.58 Ft

Other 11.08 Ft x 6.50 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft