



## 41 Shawnee Green Calgary Alberta

\$880,000

Welcome to 41 Shawnee Green SW, a spacious Cardel-built 4-bedroom home with a fully finished basement in the desirable community of Shawnee Slopes. Offering over 2,800 sq. ft. of developed living space, this property showcases a modern, family-friendly design with high-quality finishes throughout. The main floor features an open-concept layout with a contemporary kitchen that includes stainless steel appliances, quartz countertops, and ample cabinetry. The adjoining dining and living areas provide direct access to the backyard, creating a seamless flow for both everyday living and entertaining. Upstairs offers three generously sized bedrooms, a versatile bonus room, and convenient laundry. The primary suite includes a walk-in closet and a 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. The fully finished basement adds valuable living space with a large recreation area, an additional bedroom, and a full bathroom – perfect for guests or extended family. Highlights include: 13 solar panels for improved energy efficiency and cost savings. Double attached garage. Four bathrooms in total. Close to schools, Fish Creek Park, public transit, and shopping. This move-in ready home presents an excellent opportunity to own in one of Calgary's most sought-after communities. (id:6769)

Primary Bedroom 14.92 Ft x 12.83 Ft

Other 7.67 Ft x 7.00 Ft

5pc Bathroom 12.67 Ft x 9.50 Ft

Laundry room 7.92 Ft x 6.00 Ft

4pc Bathroom 10.75 Ft x 6.17 Ft

Bedroom 12.67 Ft x 10.00 Ft

Bedroom 12.67 Ft x 9.92 Ft

Bonus Room 17.92 Ft x 14.17 Ft

Storage 10.33 Ft x 3.33 Ft

Furnace 12.17 Ft x 8.00 Ft

Recreational, Games room 21.50 Ft x 12.25 Ft

4pc Bathroom 8.42 Ft x 4.83 Ft

Bedroom 13.50 Ft x 9.67 Ft

Other 10.83 Ft x 4.50 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Other 6.58 Ft x 5.50 Ft

Pantry 6.58 Ft x 4.83 Ft

Kitchen 12.92 Ft x 11.50 Ft

Dining room 12.83 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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

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