



## 53 Shawnee Rise Calgary Alberta

\$749,900

Nestled in the desirable community of Shawnee Slopes, this exceptional two-story home enjoys proximity to Fish Creek Park, picturesque pathway systems, biking and walking trails, expansive green spaces, and tranquil surroundings for all to savor. The serene community sets the stage for what lies within. This traditional residence showcases upgrades like hardwood flooring throughout, and offers ample potential for additional personalization by its new owners. Upon entry, a spacious, tile-floored foyer flooded with natural light warmly welcomes you. The cozy family room invites relaxation with its wood-burning fireplace and bay window seating, ideal for unwinding with a book or enjoying cherished family moments. Adjacent to the family room lies the kitchen, featuring classic oak cabinetry, track lighting, a traditional white tile backsplash, and a newer stainless-steel oven with a flat top stove. The two-tiered countertop expands your meal preparation area and serves as an elegant setting for appetizers when entertaining intimate groups. The kitchen's efficient horseshoe design seamlessly leads to a spacious breakfast nook adorned with yet another sunlit bay window, offering serene views of the private backyard. Conveniently positioned just beyond the kitchen, a formal dining space awaits for sit down family meals, while a dedicated living room at the front of the home provides further comfort, accentuated by thoughtfully designed vaulted ceilings. Completing the main level is a 2-piece powder room and a separate mud/laundry room. Ascend the traditional spindled oak staircase to discover the upper level of this home. The primary bedroom impresses with grand vaulted ceilings, a generous walk-in closet, and another bay window overlooking the lush backyard retreat. The primary ensuite bathroom features a jetted soaker tub, a separate toilet, and a standalone shower. Two...

3pc Bathroom 3.92 Ft x 8.00 Ft

Bedroom 10.33 Ft x 14.00 Ft

Bedroom 18.58 Ft x 13.58 Ft

Recreational, Games room 31.58 Ft x 21.50 Ft

Other 4.25 Ft x 7.33 Ft

2pc Bathroom 5.00 Ft x 6.92 Ft

Kitchen 10.42 Ft x 11.92 Ft

Laundry room 7.92 Ft x 10.75 Ft

Living room 11.75 Ft x 17.67 Ft

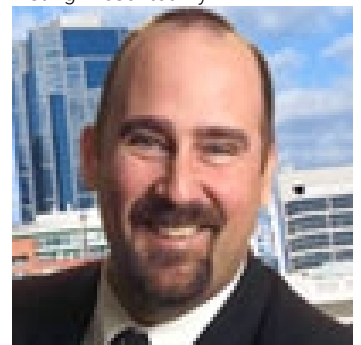
4pc Bathroom 9.25 Ft x 4.92 Ft

4pc Bathroom 10.17 Ft x 12.42 Ft

Bedroom 9.42 Ft x 12.67 Ft

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Breakfast 10.08 Ft x 6.00 Ft  
Dining room 10.00 Ft x 11.50 Ft  
Family room 14.25 Ft x 15.75 Ft

Bedroom 9.33 Ft x 11.08 Ft  
Primary Bedroom 14.08 Ft x 14.17 Ft  
Other 10.17 Ft x 5.50 Ft