



## 93 Shawnee Rise Calgary Alberta

\$735,000

\*\*\* OPEN HOUSE SATURDAY 12-3pm \*\*\* Location, Location, Location! Welcome to the stunning Fairways Villas community in Shawnee Slopes! Imagine waking up to breathtaking views of Fish Creek Park. This couldn't be a better location--nestled in a quiet cul-de-sac and within walking distance to amenities, pathways, tennis and pickle ball courts, and the Lacombe LRT station. The HOA does an incredible job to allow home owners to enjoy low-maintenance lawn care and snow removal without the hefty price tag--this is not a condo! A home of this elegance is truly a rare find! With over 3000sqft, this home is sure to impress! As you enter, you'll immediately notice the impressive cathedral ceiling and the spacious layout. The main floor features a large foyer, an office with generous windows, a dining room, and a kitchen that opens to a private upper balcony including natural gas for your BBQ. You'll also find a living room with a gas fireplace, two bedrooms, two bathrooms, and a large laundry room. The new stainless steel appliances are sure to excite you as you host your next holiday dinner with family! In the primary bedroom, enjoy a large walk-in closet and an ensuite bathroom complete with heated floors and a jetted tub. This home is designed for easy accessibility with minimal stairs. Downstairs, you'll discover the perfect retreat for out-of-town guests, featuring a spacious flex room, a bedroom, a bathroom, and several windows leading to a walk-out patio that connects to the highly sought-after Fish Creek Park pathway system. Additional perks include a double attached garage, water softener, air conditioning, woodworking bench, ample storage space and an illegal kitchen suite. This beautiful bungalow could be yours! (id:6769)

Recreational, Games room 22.17 Ft x 30.58 Ft

Bedroom 10.42 Ft x 15.83 Ft

Storage 7.25 Ft x 4.83 Ft

Furnace 24.25 Ft x 18.00 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

Other 8.83 Ft x 9.33 Ft

Dining room 13.50 Ft x 12.17 Ft

Kitchen 10.58 Ft x 11.42 Ft

Breakfast 9.92 Ft x 9.08 Ft

Living room 12.58 Ft x 21.33 Ft

Primary Bedroom 10.67 Ft x 16.00 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 11.50 Ft x 9.92 Ft

Laundry room 5.75 Ft x 13.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty

**RE/MAX Realty Professionals**

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