

\$950,000 - 47 Shawnee Heath Sw, Calgary

MLS® #A2109678

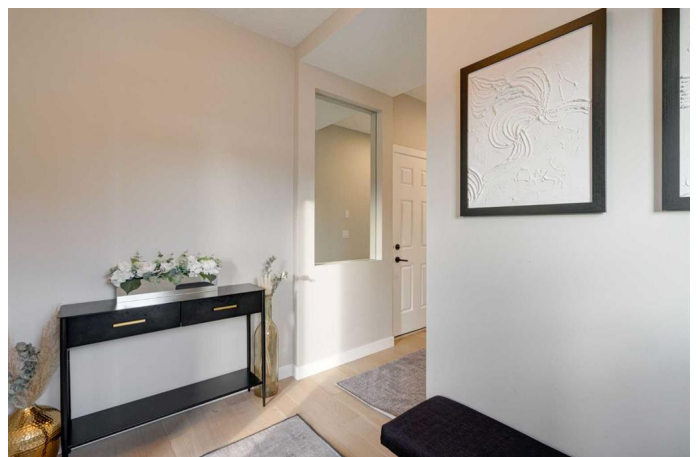
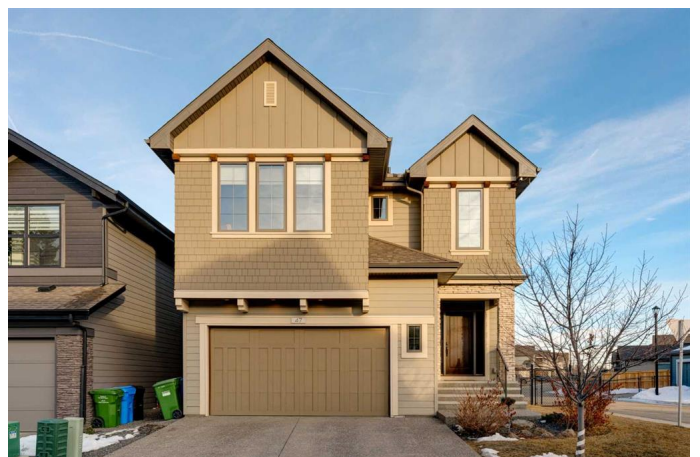
\$950,000

3 Bedroom, 3.00 Bathroom, 2,601 sqft

Residential on 0.12 Acres

Shawnee Slopes, Calgary, Alberta

3 BEDROOM | 2 1/2 BATHROOM | 3 CAR GARAGE | 2,600 SQFT | CORNER LOT | This stunning 2-storey home on a corner lot in Shawnee Slopes offers an impressive living experience with beautiful features and vaulted ceilings. Boasting 3 bedrooms, 2.5 bathrooms and bonus room on the upper level, this home provides over 2,600 sq ft of luxurious living space. The open concept living area is enhanced by large windows that flood the home with an abundance of natural light. The living room features vaulted ceilings, gas fire place and gorgeous light feature. The heart of this home is the kitchen with large island and breakfast bar adorned with elegant quartz counters. The kitchen also showcases a silgranite undermount sink, stainless steel appliances and gas stove. Additionally, there's a convenient pantry providing ample storage space. Off the living space, enjoy the open dining room with sliding doors out to a back deck with gas hookup, perfect for summer bbqs. The main floor also features an additional side deck with gas hookup just off of the kitchen that can be enjoyed as a quiet reading nook as well as 2-piece bathroom. As you make your way upstairs, you'll discover the master retreat, offering a peaceful haven for relaxation. The ensuite bathroom boasts a luxurious 5-piece design, complete with a free-standing spa tub, his and her sinks, fully tiled shower, and spacious walk-in closet. The second floor also accommodates two additional bedrooms, a well-appointed 4-piece



bathroom with lots of counter space, convenient laundry room and spacious bonus room to enjoy movie nights with the family. The basement is ready for you to add your own touches. You will be amazed with the 3 car attached heated garage with tandem spot, one of only a few triple garage homes in south Calgary communities. The garage also includes commercial grade epoxy flooring, led lighting, rooftop storage rack, wall mirrors and a basketball hoop on the driveway to enjoy in the summer months. In addition, this home includes dual zone climate controls for upstairs and downstairs with Nest thermostats and Nest doorbell, front/rear security cameras, water softener, front and back irrigation, CAT 5, central air conditioning and is pre-wired for a sound system. This exceptional property is ideally situated close to the new Shawnee Slopes water feature, parks, pickle ball and basketball courts. Home owners association fee includes parks maintenance and snowclearing on streets and sidewalks. Book your showing today and see all that this home has to offer! **Garage Dimensions - Double garage 21'0" x 18'10", Single tandem 17'4" x 10'4"***

Built in 2017

Essential Information

MLS® #	A2109678
Price	\$950,000
Sold Price	\$930,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,601
Acres	0.12
Year Built	2017

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Shawnee Heath Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0P6

Amenities

Amenities	Park
Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Tandem, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Misting System
Lot Description	Back Yard, Corner Lot, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	April 8th, 2024
Days on Market	45
Zoning	DC
HOA Fees	330.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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