

\$725,000 - 89 Shawnee Rise Sw, Calgary

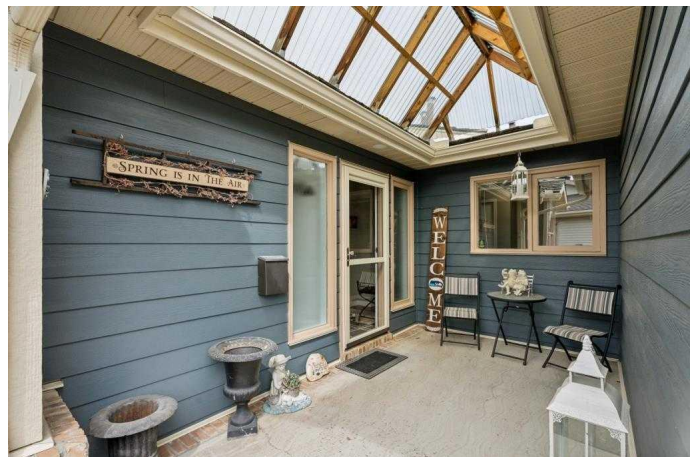
MLS® #A2126213

\$725,000

3 Bedroom, 3.00 Bathroom, 1,483 sqft
Residential on 0.13 Acres

Shawnee Slopes, Calgary, Alberta

Wow. Wow. Wow. This superbly upgraded ultra-cozy executive bungalow is in move in condition and is situated in a prime location in a quiet cul-de-sac backing to a serene park AND Fish Creek park together. Featuring a wide open back to front vaulted plan this outstanding property features an updated kitchen with granite counter-tops, new door hardware, stainless steel appliances including dual oven stove, a large formal dining area, bright sunny nook, large main floor living area with central gas fireplace, a spacious master with walk-in closet and beautifully renovated ensuite bath with dual sinks and heated floors PLUS a sliding door to large expansive view deck, a bright cozy main floor den with built-in bookshelves, another 4 pce bath on the main, an expansive front entrance and a main floor laundry with sink. The fully finished lower level features a large bright family room with second gas fireplace, wet bar, second bedroom off the family room and a third bedroom (no window but has emergency egress to second bedroom with window), another full bath, a flex room perfect for a small gym or hobby area and tons of storage. Extensive upgrades in this outstanding property include new composite Hardie Board exterior siding (2 yrs old), roof redone in 2007, new paint and stipple ceilings on the main, extensive use of sanded-on-site brazilian cherry hardwood flooring, all bathrooms have heated floors, central air-conditioning, water softener, dual heat sources for basement including forced air and



hot water boiler radiant heat, a massive expanded 34 foot wide view deck with newer dura-deck surfacing, aluminum and glass rails and power awning from master bedroom, exquisitely covered exterior front entrance, walkout basement to a huge lower covered concrete patio and fully finished oversized double attached garage (21'9" x 21'4"). This amazing property is situated on one of the largest lots in the development at over 5700 sq ft and is NOT A CONDO, though you still get to enjoy BOTH year round lawn care AND snow removal with a monthly HOA of \$200.00 for the development. You own your land and the property itself and you're only steps to parks and pathways and the beauty of Fish Creek Park, which is on your doorstep, as are tennis courts and a playground for your littlest guests. Properties of this quality and in this location rarely come to market. This is a prime, serene location that is difficult to duplicate. Don't miss viewing today.

Built in 1986

Essential Information

MLS® #	A2126213
Price	\$725,000
Sold Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,483
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	89 Shawnee Rise Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2S1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized

Interior

Interior Features	Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Baseboard, Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Private Entrance, Tennis Court(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Front Yard, Low Maintenance Landscape, Greenbelt, Landscaped, Street Lighting, Underground Sprinklers, Pie Shaped Lot, Secluded, Views
Roof	Shake, Wood
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
-------------	------------------

Date Sold	April 29th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	200.00
HOA Fees Freq.	MON

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.