

\$899,900 - 711 Shawnee Drive Sw, Calgary

MLS® #A2130914

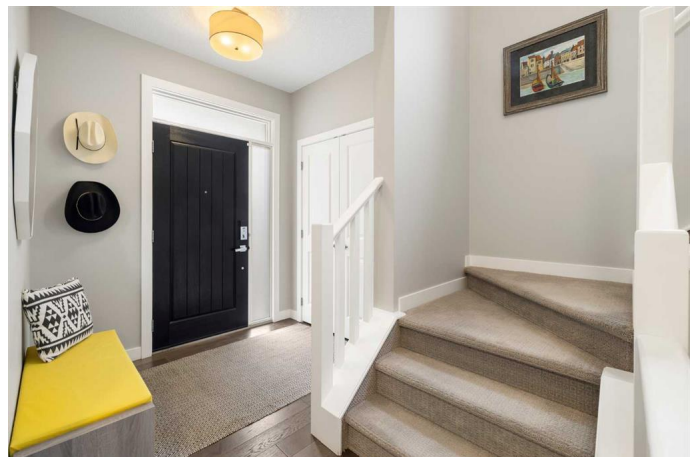
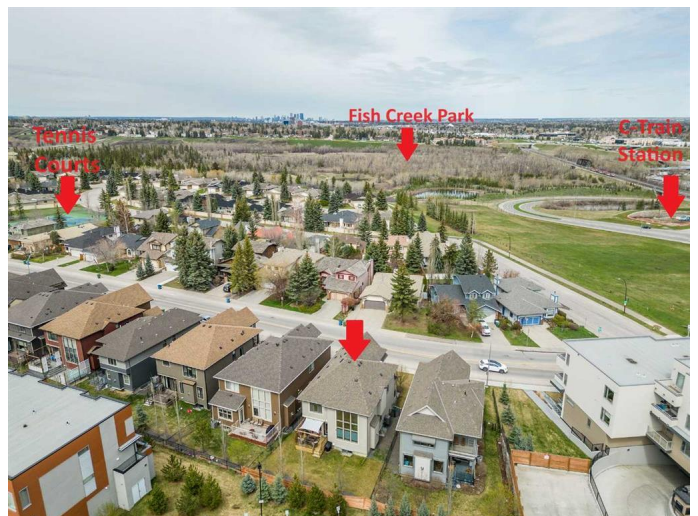
\$899,900

3 Bedroom, 3.00 Bathroom, 2,343 sqft

Residential on 0.10 Acres

Shawnee Slopes, Calgary, Alberta

OPEN HOUSE THIS SUNDAY MAY 26, 12-3PM. ORIGINAL OWNERS proudly present their mint-condition two story custom built CARDEL home, sleek & stylish 3 bedroom + den(office/reading room)+ large bonus room (with excellent views) in the award-winning community of Shawnee Park! Excellent LUXURY home loaded with lots upgrades including HRV system (Heat Recovery Ventilation) providing continuous fresh air while recovering heat from stale air, enhancing indoor air quality and energy efficiency without the need to open windows, WATER SOFTENER, High performance Dual zone HVAC system, Single HIGH EFFICIENCY furnace with separate downstairs/upstairs thermostats, significantly reducing heating/cooling costs, AIR CONDITIONING with 16 SEER performance (approx. \$20-\$50 in hot summer months),CAT5e WIRING (ethernet) throughout, LARGE picturesque windows (flooding the living room with tons of natural light) , QUARTZ counter tops in kitchen and all bathrooms, engineered premium HARDWOOD floors on the main level, STUCCO exterior, low maintenance landscaping with SPRINKLER system, loads of STORAGE, expansive CUSTOM cabinetry. The living room features VAULTED ceilings, gas FIRE PLACE and gorgeous light fixture and EXTRA LARGE WINDOWS with Llumar window films installed on sun-exposed backside and front door for privacy and security, offering solar heat rejection, UV



protection, glare reduction, privacy enhancement, safety and security and energy efficiency. The kitchen also showcases Premium CUSTOM cabinetry by Huntwood with self-closing mechanisms, raised kitchen cabinets to the ceiling and wide slab edges for aesthetics, STAINLESS STEEL appliances with built in microwave, large counter space for all your baking and cooking needs good size PANTRY and large mudroom. Upstairs the LARGE BONUS room (with EXCELLENT Views) is perfect for family movie nights. Upper level with master bedroom has a walk-in closet and spa like 5 piece ensuite with shower upgrades like frameless glass , 2 additional well sized bedrooms, 4 piece bath and a good size laundry room. Beautifully, landscaped backyard with good size deck excellent for relaxing, ENTERTAINING and garden parties. For outdoor enthusiast, HIKERS, MOUNTAIN BIKERS, NATURE LOVERS! this house is just short walk to FISH CREEK PARK which is the second-largest urban park in Canada, only few minutes away you can find: restaurants, supermarkets ,shopping centers and only 1 min walk to the C-TRAIN station..... This is a must see. Contact me today to schedule a private viewing! Dont miss this opportunity!!

Built in 2017

Essential Information

MLS® #	A2130914
Price	\$899,900
Sold Price	\$895,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,343
Acres	0.10

Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	711 Shawnee Drive Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1V6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas
Cooling	Full, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 10th, 2024
Date Sold June 21st, 2024
Days on Market 42
Zoning R-C1
HOA Fees 250.00
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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