

\$719,500 - 87 Shawnee Rise Sw, Calgary

MLS® #A2133015

\$719,500

3 Bedroom, 3.00 Bathroom, 1,564 sqft

Residential on 0.12 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to 87 Shawnee Rise SW in the highly sought out Fairways Villas. Well maintained property has ~3000 sq. ft of functional living space. Original owner had Builder extend largest floor plan model by a further 2 feet (on front of property) to maximize area. They also enlarged concrete patio on the WALK OUT level. Beautifully placed trees make this a very private and relaxing serene setting. Choice location backing directly onto Fish Creek Park and pathway system- amazing! Double attached front garage is convenient for groceries and enters to a well laid out laundry room, sink, closet and an efficient solar tube was installed for additional lighting. Railing and updated glass panelling on deck and a spiral staircase to connect the two outdoor levels. When entering the front door you'll notice the beautiful hardwood floors and veined marble tiles. Vaulted ceilings and new skylights further accentuates the natural light throughout this entire home. Main floor has 2 Bedrooms (Primary has a grand walk in closet), large Den and 2 full Bathrooms. Kitchen has neutral coloured counter tops and plenty of storage space for the busiest of families. Two pocket doors at each end of the kitchen assist for added privacy or when entertaining. Kitchen glass door from eating nook leads to the upper patio which has an electric awning and convenient gas line for BBQ. Lower level has another large (3rd) Bedroom and full Bathroom. Massive finished living area for a Home Office or additional



Bedrooms or hobby space. There are built in shelves surrounding the new electric fireplace (2023) and beautiful views from the lower level windows too. Work shop anyone? Built in work benches for projects/crafts and plenty of tinkering. Further features are central vacuum system, water softener, new roof (2023) HWT (2018) and all the Poly B has been removed. Property is not a Condo. There is a nominal HOA (\$200/month) that covers lawn care & snow removal. Enjoy the benefits of low maintenance and such an ideal location close to tennis / pickle ball courts. Wonderful neighbours, easy commuting, walk to C-train and significant amenities & services nearby. Come view this super bungalow today.

Built in 1987

Essential Information

MLS® #	A2133015
Price	\$719,500
Sold Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,564
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Sold

Community Information

Address	87 Shawnee Rise Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 2S1

Amenities

Amenities Secured Parking, Snow Removal, Trash
Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces 4
Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, Jetted Tub, Skylight(s), Solar Tube(s), Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating Baseboard, Boiler, Electric, Fireplace Insert, Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Basement, Blower Fan, Decorative, Electric, Family Room
Has Basement Yes
Basement Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Awning(s), Balcony, BBQ gas line, Private Entrance, Private Yard, Tennis Court(s)
Lot Description Backs on to Park/Green Space, City Lot, Cul-De-Sac, Environmental Reserve, Lawn, Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Landscaped, Private, Treed
Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed June 14th, 2024
Date Sold June 28th, 2024
Days on Market 14
Zoning R-C2
HOA Fees 200.00

HOA Fees Freq. MON

Listing Details

Listing Office CIR Realty

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