

\$975,000 - 327 Shawnee Boulevard Sw, Calgary

MLS® #A2145624

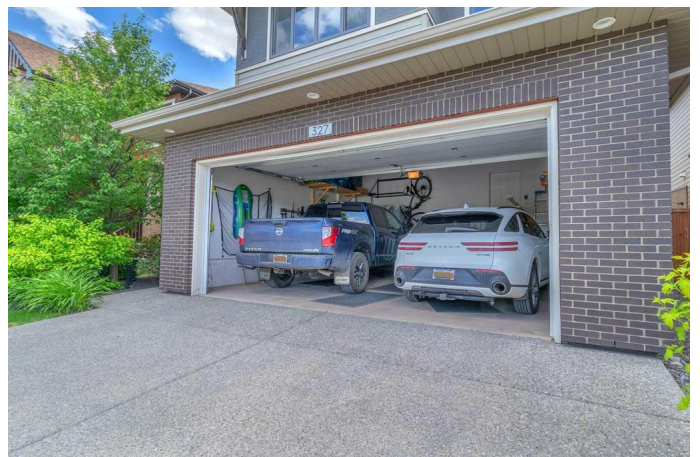
\$975,000

3 Bedroom, 3.00 Bathroom, 2,316 sqft

Residential on 0.11 Acres

Shawnee Slopes, Calgary, Alberta

This beautifully maintained Air Conditioned home with South yard shows like new and is ready to move in to. With its' attractive curb appeal including exposed aggregate driveway and sidewalks, it is situated minutes to Fish Creek Provincial Park and the upcoming Shawnee Park Plaza shopping centre. Shawnee Slopes offers residents easy access to outdoor recreational activities, trails for hiking, biking and serene natural surroundings including parks and playgrounds within waking distance. With the all the perks of being a new development in an established community, it is conveniently close to C Train, major transportation routes, shopping centers and schools. Perfect for both family life and entertaining, you are welcomed at the foyer with beautiful oak hardwood floors in mint condition that reveal the open concept floor plan that brings in the natural light with sunny South windows. Enjoy your gourmet kitchen with quartz throughout, upgraded stainless steel appliances including slide in gas range, custom cabinetry and pantry. Off the kitchen is the living room with itsâ€™ beautifully crafted gas fireplace and includes the television that lowers and raises by remote plus the Sonos audio system and speakers for family movie nights. Off the dining area are patio doors leading to your sunny south, irrigated and fenced yard, bringing the outdoors in with ample space to entertain on the extended composite deck. The salt water hot tub to relax in after a long day may be included in the



purchase. Through the mudroom is the double garage, insulated and drywalled, with bike and tire racks and is deep enough to accommodate the owners'™ truck. On the second level is the oversized Primary suite with a lovely spa-like ensuite featuring double vanities, 10 ml shower glass and a free standing soaker tub. Two other good-sized bedrooms plus a family bath are on this level as well as the laundry room with a window for natural light and plenty of cabinetry space for storage. A generously sized 20 foot long Bonus room completes this floor, offering an additional area for the family to enjoy together or a home office space with room for an elliptical or Peloton. This home and neighborhood offer it all " all the finishings, calibre, comfort and security of a newer build yet in an established community with the draw of natural areas and amenities to enjoy. Call to view today.

Built in 2017

Essential Information

MLS® #	A2145624
Price	\$975,000
Sold Price	\$985,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,316
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	327 Shawnee Boulevard Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0P4

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 11th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	270.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)

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