

\$735,000 - 93 Shawnee Rise Sw, Calgary

MLS® #A2169388

\$735,000

3 Bedroom, 2.00 Bathroom, 1,574 sqft
Residential on 0.12 Acres

Shawnee Slopes, Calgary, Alberta

Location, Location, Location! Welcome to the stunning Fairways Villas community in Shawnee Slopes! Imagine waking up to breathtaking views of Fish Creek Park. This couldn't be a better location nestled in a quiet cul-de-sac and within walking distance to amenities, pathways, tennis and pickle ball courts, and the Lacombe LRT station. The HOA does an incredible job to allow home owners to enjoy low-maintenance lawn care and snow removal without the hefty price tag this is not a condo! A home of this elegance is truly a rare find!

With over 3000sqft, this home is sure to impress! As you enter, you'll immediately notice the impressive cathedral ceiling and the spacious layout. The main floor features a large foyer, an office with generous windows, a dining room, and a kitchen that opens to a private upper balcony including natural gas for your BBQ. You'll also find a living room with a gas fireplace, two bedrooms, two bathrooms, and a large laundry room. The new stainless steel appliances are sure to excite you as you host your next holiday dinner with family!

In the primary bedroom, enjoy a large walk-in closet and an ensuite bathroom complete with heated floors and a jetted tub. This home is designed for easy accessibility with minimal stairs. Downstairs, you'll discover the perfect retreat for out-of-town guests, featuring a spacious flex room, a bedroom, a bathroom, and several windows leading to a walk-out



patio that connects to the highly sought-after Fish Creek Park pathway system. Additional perks include a double attached garage, water softener, air conditioning, woodworking bench, ample storage space and an illegal kitchen suite. This beautiful bungalow could be yours!

Built in 1988

Essential Information

MLS® #	A2169388
Price	\$735,000
Sold Price	\$735,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,574
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	93 Shawnee Rise Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2S1

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal
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	Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Freezer, Oven, Water Softener
Heating	High Efficiency, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Many Trees, Wooded
Roof	Shake
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 11th, 2024
Days on Market	8
Zoning	RC2
HOA Fees	200.00
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
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