

\$1,250,000 - 125 Shawnee Place Sw, Calgary

MLS® #A2174765

\$1,250,000

4 Bedroom, 3.00 Bathroom, 1,788 sqft

Residential on 0.18 Acres

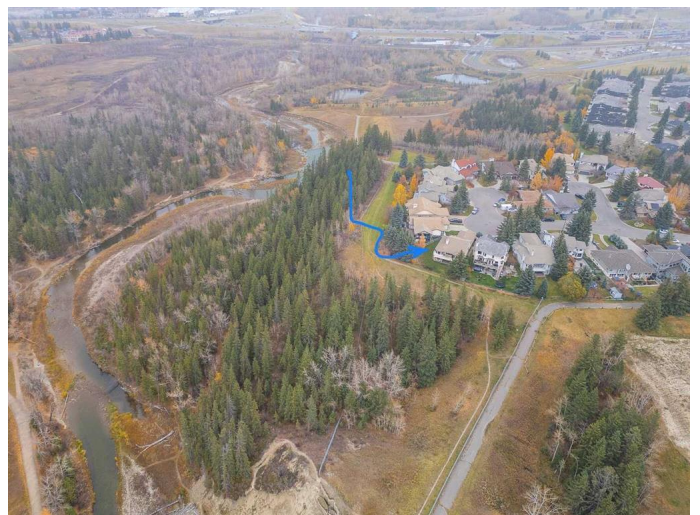
Shawnee Slopes, Calgary, Alberta

A ONCE-IN-A-LIFETIME opportunity awaits with this gem of a property. The single-owner, walkout bungalow backs west onto Fish Creek Provincial Park, ideally situated on a pie lot to maximize privacy. From both the walkout lower level and the enormous main balcony you'll appreciate the beauty and solitude of nature along with the priceless, sweeping vista.

This lovingly maintained home offers more than 3000 square feet of developed living space and features terrific highlights such as central air conditioning, in-ground irrigation system, clay tile roof, a wood burning fireplace to cozy up the main floor living room, a 3-sided gas fireplace for enjoyment in the lower level family room.

Upon entering the front foyer you'll appreciate the soaring vaulted ceiling and beautiful wood flooring. The main level continues with a massive master bedroom with 5-piece ensuite, a second bedroom, another 4-piece bath, a private office, and an enormous formal dining room. The kitchen features a dinette with views to the west and has been fitted out with new, high-end stainless-steel appliances and granite counters. You'll love the convenient acces from the eat-in kitchen to the massive balcony c/w electric awning and stairs to the west-facing pie lot.

The curving staircase to the walkout level leads you to an enormous family room with a 3-sided gas fireplace, a wall of windows facing



west into the yard, and French doors leading out to a covered patio area in the huge, private yard. Continuing on, the lower-level features 2 oversized bedrooms which both have walk-in closets. The remainder of this level offers 4-piece bath, a storage area in the utility room, a dedicated workbench, a hobby washtub area and a second fridge.

Venture outside and enjoy the oasis of solitude in the private, beautifully landscaped yard featuring an ornamental flowering tree, a golden larch, and a handy gate to access to Fish Creek Park.

The community of Shawnee Slopes offers easy access to the C-Train, shopping, a playground and outdoor tennis court, and easy access out of the city.

This home is a complete package and offers a location that rarely becomes available.

Built in 1987

Essential Information

MLS® #	A2174765
Price	\$1,250,000
Sold Price	\$1,080,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,788
Acres	0.18
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	125 Shawnee Place Sw
Subdivision	Shawnee Slopes

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Bookcases, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Electric Range, Humidifier, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Great Room, Three-Sided, Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Balcony, Other, Private Entrance, Private Yard
Lot Description	Landscaped, Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, No Neighbours Behind, Pie Shaped Lot
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	December 3rd, 2024
Days on Market	41
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Hope Street Real Estate Corp.
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