

\$1,250,000 - 445 Shawnee Boulevard Sw, Calgary

MLS® #A2143896

\$1,250,000

5 Bedroom, 5.00 Bathroom, 2,869 sqft
Residential on 0.10 Acres

Shawnee Slopes, Calgary, Alberta

6 BED | 4.5 BATH | 2 A/C UNITS | DUAL
FURNACES | IRRIGATION | SOUTH FACING
BACK YARD | NEW HOME WARRANTY |
EXTERIOR GEMSTONE LIGHTING |

Welcome to your dream home in the prestigious community of Shawnee Park, where luxury meets tranquility. Located on a serene street, this exceptional home will not disappoint. Spanning across a total of 4133 sq. ft, 6 bedrooms, 4.5 bathrooms a triple garage, and a ton of upgrades. Stay comfortable year-round with the luxury of not one, but two A/C units for summer coolness and dual furnaces for winter warmth. As you enter, you are greeted by a spacious foyer with the 2 pc. Bathroom and mudroom with ample storage just around the corner. On the main level, you will notice the upgraded windows flood the home with natural light. The kitchen is a chef's delight with upgraded cabinetry to the ceiling, a gas range, custom coffee bar in the spacious pantry, stunning herringbone backsplash, and waterfall quartz countertops. The dining room offers beautiful built-ins for added storage, while the living room impresses with soaring vaulted ceilings, elegant moldings, and a cozy fireplace. Not to mention the guest suite that provides a private bedroom and bathroom for guests, and a space that can be used for an at home office- or additional living space for company. Upstairs, discover 4 additional bedrooms including a versatile bonus area that provides the option to use as an additional bedroom.



The primary bedroom showcases a walk-in closet with custom organizers and a luxurious ensuite with dual vanities, and a stunning tiled steam shower with dual shower heads. The basement offers a versatile flex area for entertainment, an additional bedroom with two closets, and another bathroom. This home is meticulously upgraded with gemstone lighting, irrigation, and numerous custom features throughout. Outside, the spacious, south facing backyard deck invites you to enjoy evenings with family and friends, with a gas line to the back, perfect for hosting a summer BBQ. Enjoy the convenience of the irrigation system, making yard maintenance a breeze! Embrace the pinnacle of luxury living in this meticulously crafted home. Book a showing today!

Built in 2022

Essential Information

MLS® #	A2143896
Price	\$1,250,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,869
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	445 Shawnee Boulevard Sw
Community	Shawnee Slopes
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 0P7

Amenities

Amenities	Park, Parking, Dog Park, Racquet Courts, Recreation Facilities, Trash
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Washer/Dryer, Water Softener, Window Coverings, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Lighting, Misting System
Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	284
HOA Fees Freq.	ANN

Listing Details

Listing Office

eXp Realty

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