# **\$899,900 - 767 Shawnee Drive Sw, Calgary**

MLS® #A2258396

## \$899,900

4 Bedroom, 3.00 Bathroom, 2,793 sqft Residential on 0.10 Acres

Shawnee Slopes, Calgary, Alberta

Open house October 25th (Saturday) 1:00-3:00pm. Huge price reduction!!! Welcome to this beautifully maintained, original-owner, custom-built 2-storey Cardel home located in the award-winning community of Shawnee Slopes! This sleek and stylish 4-bedroom + den + formal dining room + large bonus room home offers over 3,000 sq. ft. of luxurious living space and is loaded with high-end upgrades. The main floor and second floor showcase rich maple hardwood flooring throughout, granite countertops in the kitchen and all bathrooms, and an elegant stucco and brick exterior. The spacious living room features 12' ceilings, a cozy gas fireplace, designer lighting, and extra-large south-facing windows that flood the space with natural light. The chef's kitchen is truly a showstopper, featuring premium custom cabinetry with soft-close mechanisms, full-height cabinets with raised crown moldings, stainless steel appliances including a built-in microwave, ample counter space, a large walk-in pantry, and a spacious mudroom with additional storage. There is a den perfect for a home office or reading room, and a formal dining room ideal for hosting dinners and family gatherings. Upstairs, the large bonus room offers stunning park viewsâ€"perfect for family movie nights or a playroom. The primary suite is a true retreat, featuring a walk-in closet and a spa-inspired 6-piece ensuite with dual vanities, a soaker tub, and a separate glass shower. Three







additional generously sized bedrooms, a 4-piece bathroom, and an upper-floor laundry room for added convenience. Beautifully landscaped backyard with a spacious deck and a sunroomâ€"an ideal setting for relaxing, entertaining. This home is just a short walk to Fish Creek Park, the second-largest urban park in Canada. Enjoy year-round access to nature, while still being minutes from restaurants, shopping, supermarkets, and just a 2-minute walk to the C-Train station.

#### Built in 2015

#### **Essential Information**

MLS® # A2258396 Price \$899,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,793 Acres 0.10 Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 767 Shawnee Drive Sw

Subdivision Shawnee Slopes

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 1V6

## **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## **Exterior**

Exterior Features Lighting, Playground Lot Description Level, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 18th, 2025

Days on Market 41

Zoning R-CG

#### **Listing Details**

Listing Office TrustPro Realty

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