# \$1,129,900 - 338 Shawnee Boulevard Sw, Calgary

MLS® #A2209498

#### \$1,129,900

4 Bedroom, 4.00 Bathroom, 2,616 sqft Residential on 0.11 Acres

Shawnee Slopes, Calgary, Alberta

\*OPEN HOUSE - SUNDAY, MAY 25.

1:30-3:30PM.\* Opportunity knocks for you to purchase this single-family FORMER SHOW HOME by Cardel Homes in the prestigious community of Shawnee Park! This gorgeous home is thoughtfully designed w/ exceptional features! SW facing w/ OVER SIZED FRONT ATTACHED

TRIPLE HEATED TANDEM GARAGE is powered ready for E V I 4 Bedrooms, 3.5 Baths I Fully Finished Basement I 2 Outdoor Living

Areas w/ covered decks I Home Office/Study Area & Large Bonus Room I 9-ft ceilings throughout I Huge Living Room w/ 10-ft vaulted ceiling I Huge Rec Room I Second Laundry w/ Bosch washer & Dryer I Large Primary Bedroom

w/ 2 walk-in closets I Air Conditioning I Exterior Gemstone Lighting I Spanning over 3,590 sq ft across three levels, this exceptionally built residence is ready for you to move in. The main floor boasts an open concept floor plan with 9-ft ceilings and large windows allowing natural light to flood in. The hardwood flooring adds an elegant touch, leading you to the adjacent formal dining roomâ€"a perfect space for family and friends to gather for a meal. The kitchen is a true highlight, showcasing stainless steel appliances, a gas stove, custom maple wood cabinetry with an updated marble tile backsplash, quartz countertops, and a large







center island with seating. The living room,

featuring a cozy gas fireplace, creates an inviting ambiance. And the front mudroom features a walk-in closet. Heading to the upper level, you will notice 3 large bedrooms, home office/study area and bonus room. Huge primary bedroom retreat features two walk-in closets with built-ins, and a spa-like 5-piece ensuite with large soaker tub, dual vanities and separated oversized shower. The upper level also offers two other well-sized bedrooms, along with a 4-piece full bath and a convenient laundry room with a sink. The fully developed basement is finished w/ Sub Floor & Vinyl Plank Flooring for your extra comfort, a huge rec room/family room with a wet bar, a 3-piece full bath, second laundry room w/ Bosch washer & dryer, and an additional bedroom with plenty of storage space under the stair case. The fully landscaped backyard includes an irrigation system, mature trees, a shed, deck, and patio space. The good sized lot provides ample space for kids to play and outdoor enjoyment. Equipped with central air conditioning, an on-demand hot water tank, built-in speakers, this home offers both comfort and convenience. Located just minutes away from parks, schools, churches, Shawnessy Shopping Centre, library/YMCA, C-Train Station, and easy access to MACLEOD TR. This is an exceptional opportunity not to be missed. Call today!

Built in 2016

#### **Essential Information**

MLS® #	A2209498
Price	\$1,129,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,616

Acres	0.11
Year Built	2016
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

Address	338 Shawnee Boulevard Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0P4

# Amenities

Amenities	None
Parking Spaces	5
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached, Garage Faces Front, Tandem
# of Garages	3

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Tankless Hot Water, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas
	Range, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window
	Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard, Lighting

Lot Description	Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	50
Zoning	R-C1
HOA Fees	291
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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