

780-897-4003

dj@djgolden.com

907 Shawnee Drive SW Calgary, Alberta

MLS # A2263758



\$819,900

Division: Shawnee Slopes Type: Residential/House Style: 2 Storey Size: 2,467 sq.ft. Age: 1988 (37 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Aggregate, Double Garage Attached Lot Size: 0.17 Acre Lot Feat: Backs on to Park/Green Space, Landscaped, Lawn, Underground Sprinklers

Heating: Water: Central, Fireplace(s), Natural Gas Sewer: Floors: Ceramic Tile, Concrete, Hardwood Roof: Condo Fee: Clay Tile **Basement:** LLD: Full Exterior: Zoning: Stucco, Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Features: Bookcases, Central Vacuum, Skylight(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Located on a quiet, tree-lined street in sought-after Shawnee Slopes, this spacious 2,467 sq. ft. detached home offers a rare blend of character, comfort, and peace of mind. From the moment you arrive, you'll notice the classic clay tile roof, exposed aggregate driveway, and mature landscaping that set a timeless tone for the property. Step inside to discover a home designed for both function and warmth, featuring a bright, well-defined main level with fresh paint, a cozy fireplace framed by custom built-ins, and large sliding doors that lead to the tranquil backyard. At the heart of the home, the kitchen offers plenty of cabinetry, stainless steel appliances, and a smart layout that connects seamlessly to the dining and living spaces. A sun-filled solarium with skylights and panoramic windows invites natural light throughout the day, the perfect space for dining, relaxing, or creative pursuits. Upstairs, the expansive primary suite features a private balcony and a luxurious ensuite complete with a deep jetted tub and steam shower, bringing a spa-like touch to daily living. Recent updates provide lasting value and confidence: large steam shower w/rainwater head, large jetted tub, two newer furnaces, 60 gal. commercial grade water heater, new central vac (w/hose for hose and garage), new triple glazed Lux windows, poly-b piping, removed, hot water hose bib in the garage, BBQ gas line in backyard and new acacia hardwood flooring that adds warmth and modern appeal. Outside, the 7,200+ sq. ft. lot feels like a private park, backing onto a peaceful green space and walking path, surrounded by mature evergreens that offer shade and privacy. Conveniently located near Fish Creek Park, the LRT station, top-rated schools, and all the amenities of Shawnessy and Millrise, this home combines a serene natural setting with everyday convenience. With its thoughtful

