

# \$1,149,900 - 767 Shawnee Drive Sw, Calgary

MLS® #A2218682

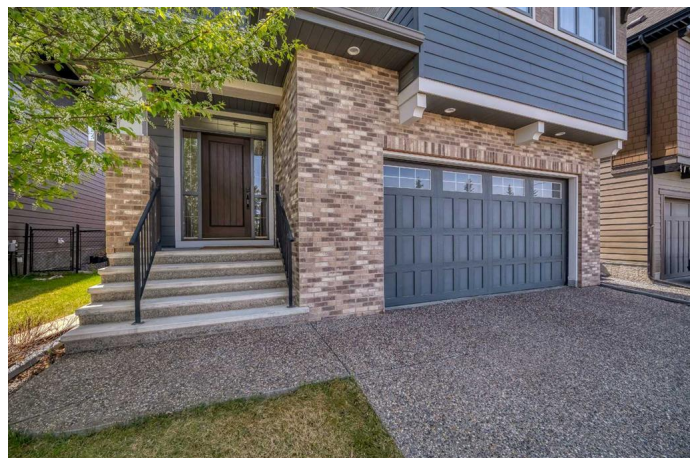
**\$1,149,900**

4 Bedroom, 3.00 Bathroom, 2,793 sqft

Residential on 0.10 Acres

Shawnee Slopes, Calgary, Alberta

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 views—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® #	A2218682
Price	\$1,149,900
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, Unfinished

### Exterior

Exterior Features Lighting, Playground  
Lot Description Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 9th, 2025  
Zoning R-CG

### Listing Details

Listing Office TrustPro Realty

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