

8 Shawnee Way SW
Calgary, Alberta

MLS # A2178226



\$799,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,750 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Composite Siding

Foundation: Poured Concrete

Features: Closet Organizers, Jetted Tub, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this meticulously maintained and thoughtfully upgraded bungalow in the prestigious community of Shawnee Estate, a residence that caters effortlessly to families, young professionals, and those looking to downsize in style. Nestled on a peaceful, interior street, this property sits on an expansive, private lot surrounded by scenic pathways, and steps from a playground. With schools and the C-Train nearby, this location offers unparalleled convenience without compromising tranquility. Boasting over 3,100 square feet of beautifully designed living space, this home offers the luxury of single level living combined with sophisticated spaces for gathering and relaxing. Upon entering, you're greeted by a spacious front foyer that opens into a family sized living room with soaring vaulted ceilings, rich hickory engineered hardwood floors, and abundant natural light streaming in from oversized windows, creating an airy and inviting ambiance. The living and dining areas are perfect for entertaining, featuring two skylights that add a natural glow, and large enough to host gatherings of all sizes. The renovated kitchen, the true heart of the home, is equipped with sleek white cabinetry, granite counters, stainless appliances, and ample storage, making it both functional and stylish. This inviting kitchen overlooks the sunny, southeast facing backyard, providing a peaceful view while you cook. Adjacent, the cozy family room with two skylights and a gas fireplace is ideal for unwinding with loved ones. The spacious primary bedroom offers a serene retreat with a walk-in closet and a luxurious three piece ensuite, complete with a soaking tub. Two additional bedrooms provide versatile options for guest rooms, offices, or a hobby space. The impressive 200 sq. ft. sunroom is not included in the main floor square footage, extends your living space and is the perfect spot to enjoy

morning coffee or an evening read in three seasons. The fully finished basement further expands this home's appeal, featuring a family room with a fireplace, games and fitness areas, large bedroom, full bathroom, and even a kitchenette and a laundry area. It's an ideal space for hosting family movie nights, game days, or as a private guest suite. Outdoors, the beautifully landscaped yard offers low maintenance gardens, a large concrete patio, and adjacent stone area, all providing a serene escape. The double attached insulated garage and the triple wide driveway offer ample parking, with the added bonus of a dedicated RV parking pad. Recent updates include triple pane windows, hickory engineered hardwood flooring, eavestroughs, and Central A/C, this home is in pristine, move-in-ready condition. Enjoy the proximity to parks, schools, shopping, and public transit, all while savoring the luxury of your own private oasis in the desirable Shawnee Estates community. Don't miss your chance to call this stunning property your own!