

# \$1,099,900 - 767 Shawnee Drive Sw, Calgary

MLS® #A2228481

**\$1,099,900**

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

Shawnee Slopes, Calgary, Alberta

Open House June 14, Sat 1:00-4:00pm.  
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 sunroom—“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 2016

### Essential Information

MLS® #	A2228481
Price	\$1,099,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,793
Acres	0.10
Year Built	2016
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, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	55
Zoning	R-CG

### **Listing Details**

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.