

# \$1,179,900 - 338 Shawnee Boulevard Sw, Calgary

MLS® #A2209498

**\$1,179,900**

4 Bedroom, 4.00 Bathroom, 2,616 sqft

Residential on 0.11 Acres

Shawnee Slopes, Calgary, Alberta

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 room—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	\$1,179,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,616
Acres	0.11

Year Built	2016
Type	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	Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached, 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, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Gas Stove, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
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	Lighting, Private Entrance, Private Yard
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	34
Zoning	R-C1
HOA Fees	291
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.