

# \$1,474,900 - 994 Shawnee Drive Sw, Calgary

MLS® #A2217567

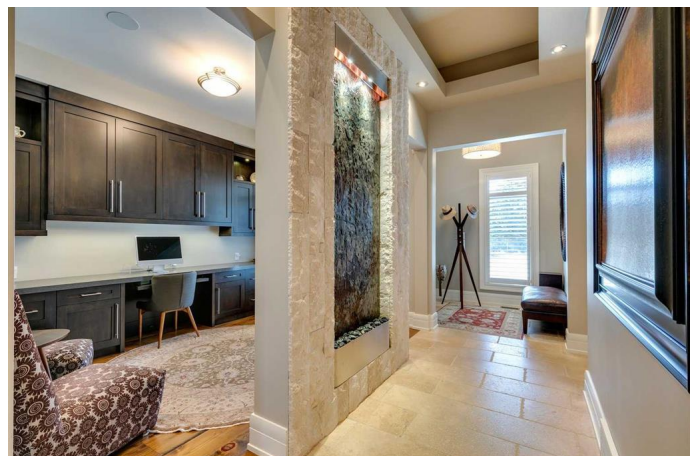
**\$1,474,900**

4 Bedroom, 5.00 Bathroom, 1,890 sqft

Residential on 0.16 Acres

Shawnee Slopes, Calgary, Alberta

This exceptionally finished custom 1,900 sq ft executive bungalow is located in Calgary's premier estate home community, Shawnee Estates. Custom-built and designed, this truly one-of-a-kind home will leave you breathless. The kitchen and millwork are site-built, complemented by reclaimed hardwood floors from "Back in Time Hardwood Floors" on both levels. The foyer, bathrooms, and laundry all feature heated limestone flooring. The main floor den includes a site-built desk and shelving with legal-sized drawers. A hand-chiselled limestone waterfall feature, equipped with a self-filling pump, greets you in the spacious foyer. The kitchen boasts all high-end appliances, including a Jenn-Air counter-depth French door fridge, a 24" beverage and wine cooler, two Bosch dishwashers, Jenn-Air double wall ovens, and an Electrolux gas cooktop. The two-level island is made of polished limestone and offers 11 soft-close drawers and 36" upper cabinets with custom built-in features. The formal dining area is very spacious and includes matching built-in hutches. The main floor features 10-foot ceilings with a smooth finish. Custom window treatments include California Shutters, Hunter Douglas Duette UltraGlides, and silk drapes. The primary bedroom, along with its spa-inspired bath, is a true retreat, providing an elegant space to unwind after a long day. Professionally finished basement features a custom bar with a leather-finished granite countertop, additional appliances, wood floors,



3 bedrooms, and 2 full baths with limestone tub and shower surrounds. Enjoy California Closets and a large media room with a projector and electronics. The games room is a perfect space for billiards or family gatherings. The seller spent over \$200,000 on the rear outdoor living space, creating a stunning urban oasis. 600 sq ft stamped concrete patio, accompanied by a 140 sq ft screened-in sunroom with retractable power screens, complete with fireplace, natural stone feature wall, and a power-louvred roof system. Three awnings provide shade on hot summer days, while meals can be enjoyed under the stylish pergola or around the hidden, private fire pit on long summer evenings. The built-in outdoor kitchen with granite countertops and stone-faced cabinets redefines entertaining. Fisher & Paykel appliances, including an outdoor warming drawer, refrigerator, 48" grill, and a 30" griddle with side burners for delightful summer breakfasts. With yard lights, drip irrigation, bubbling boulders, and ultimate privacy, this incredible outdoor space will take your breath away. The home's exterior showcases acrylic stucco, natural stone, and an exposed aggregate driveway. Solid wood (knotty pine) front door, 8' interior doors, California closets, Control4 home automation system, slab heating, hydronic forced air, air conditioning, a new on-demand hot water system, Kohler toilets and plumbing fixtures, 8" baseboards and custom details. This is among the most detailed and high-end homes you will ever find.

Built in 2009

### **Essential Information**

MLS® #	A2217567
Price	\$1,474,900
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,890
Acres	0.16
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	994 Shawnee Drive Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2T9

### Amenities

Parking Spaces	3
Parking	Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Aggregate
# of Garages	3

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound, Bar, Crown Molding
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Boiler, In Floor, Forced Air, Hot Water, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	Awning(s), Barbecue, BBQ gas line, Built-in Barbecue, Lighting, Outdoor Kitchen, Private Yard
Lot Description	Back Yard, Gazebo, Landscaped, Lawn, Level, Many Trees, Private, Street Lighting, Yard Lights, Underground Sprinklers
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	34
Zoning	R-CG

## Listing Details

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

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.