\$1,130,000 - 338 Shawnee Boulevard Sw, Calgary

MLS® #A2233476

\$1,130,000

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

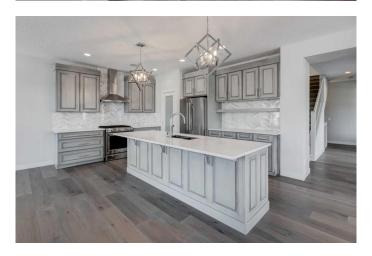
Areas w/ covered decks I Home Office/Study Area & Large Bonus Room I 9-ft ceilings throughout I Huge Living Room w/ 10-ft vaulted ceiling I Huge Rec Room I Second Laundry w/ Bosch washer & Dryer I Large Primary Bedroom

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 roomâ€"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® # A2233476 Price \$1,130,000

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 Heated Garage, Insulated, Garage Faces Front, Oversized, Tandem,

Triple Garage Attached

of Garages 3

Interior

Interior 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), Built-in Features, Wet Bar, Wired

for Sound

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove,

Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window

Coverings, Bar Fridge, Gas Range

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 Private Yard, Lighting, Private Entrance
Lot Description Back Yard, Rectangular Lot, Corner Lot

Roof Asphalt Shingle

Construction Wood Frame, Mixed

Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2025

Days on Market 18

Zoning R-C1

HOA Fees 291

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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