



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
pelchatsold@gmail.com

**1414 Shawnee Drive**  
**Calgary, Alberta**

**MLS # A2284108**

**\$1,140,000**



<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,766 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Gazebo, Irregular Lot		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Luxury, modern, and timeless fully renovated bungalow on a beautifully landscaped corner lot just one minute from Fish Creek Park! This serene and stylish 4-bedroom, 3-bathroom home offers 3,170 sq. ft. of developed living space and has been completely remodeled and fully finished with trendy finishes and thoughtful upgrades throughout. Poly-B plumbing removed, popcorn ceilings eliminated, vaulted ceilings, and all-new windows provide peace of mind and contemporary comfort. You're welcomed by mature trees, lush gardens, and a paved walkway beside a brand-new fence leading to the covered front porch. Inside, durable tile flooring, fresh paint, updated floors, and an open, bright layout create an inviting first impression. The foyer flows into a cozy front den or formal living room with rich hardwood flooring, while soaring ceilings elevate the spacious formal dining area—perfect for large gatherings. The show-stopping kitchen features abundant modern cabinetry, quartz countertops and backsplash, stainless steel appliances, water filtration and softener, and a large eat-up island overlooking the family room. Relax by the gas fireplace framed by a contemporary feature wall and custom built-ins. The primary retreat offers direct access to the deck and backyard, along with a spa-inspired 5-piece ensuite showcasing a deep soaker tub, oversized walk-in shower, expansive vanity, private water closet, and generous walk-in closet. A bright second bedroom, modern 4-piece bathroom, and functional laundry/mud room with cabinetry and counter space complete the main level. Downstairs, enjoy a massive recreation room, two additional large bedrooms, a 3-piece bathroom, and a versatile office with sink and built-in cabinetry—ideal for working from home or creative space. Step outside to a stunning two-tier rebuilt deck, fully fenced and

landscaped yard, relaxing gazebo, and hot tub&mdash;perfect for entertaining or unwinding. The front of the home features an extra-large driveway, RV parking potential, and an insulated double attached garage. Additional highlights include central air conditioning, high-efficiency furnace, new lighting, and upgraded flooring throughout. An exceptional home in an unbeatable location&mdash;this is a must-see. Book your private showing today!