

\$899,999 - 113 Whitetail Place, Shaughnessy

MLS® #A2215852

\$899,999

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 1.00 Acres

NONE, Shaughnessy, Alberta

This energy efficient home offers low utility bills, reasonable taxes and co-op water that allows you to water your lawn garden and trees keeping this property green and beautiful. Deer Run Estates â€” a serene community with a coulee and year round creek, where you can walk in nature just out your back door, just minutes from Lethbridge. A 1,733 sq/ft bungalow was built with incredible attention to detail â€” from an ICF foundation (all the way to the roofline!), additional footings, raw edge wood throughout, high wind roof shingles, insulated garage doorsâ€” and thatâ€™s just the beginning! As you approach this 1-acre property, youâ€™ll find plentiful parking and a triple attached, heated garage (with 16' x 8' and 10' x 10' overhead doors) large enough for boat storage.

A cozy front porch wrapped in cedar planking welcomes you inside, where vaulted ceilings and an open-concept living, dining, and kitchen area create an immediate sense of space. The home is highlighted by an energy-efficient wood-burning stove, an 8' live-edge maple slab island, and beautiful views to the backyard. The kitchen features custom lighting, a gas range, and high-end stainless-steel appliances.

Down the hall, a formal dining room offers flexibility as a gathering space, home office, or even conversion to an additional bedroom. The primary suite provides southeast views, a well-sized walk-in closet, and a 4-piece



ensuite. A 2-piece bathroom, office, and laundry/mudroom with direct garage access complete the main floor.

The finished walk out lower level offers even more living space with a family room leading to a fenced gravel patio, two bedrooms (one with a walk-in closet), a 3-piece bathroom with built-in sauna, hobby room, cold storage, and extra storage areas.

The fully landscaped, park-like setting is a gardenerâ€™s dream â€“ featuring over 50 trees of apple, cherry, spruce, fir, maple, birch and Schubert, shrubs and perennials that bring colour to every season. There is a gardening shed, firepit, and still plenty of room to host family gatherings.

This thoughtfully designed property combines efficiency, craftsmanship, and outdoor living to create a rare opportunity.

Built in 2021

Essential Information

MLS® #	A2215852
Price	\$899,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	1.00
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	113 Whitetail Place
Subdivision	NONE

City	Shaughnessy
County	Lethbridge County
Province	Alberta
Postal Code	T0K 2A0

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Storage, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Natural Gas, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Landscaped, Garden, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	April 30th, 2025
Days on Market	187
Zoning	Residential

Listing Details

Listing Office	Grassroots Realty Group
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