

# \$1,195,000 - 445 Shawnee Boulevard Sw, Calgary

MLS® #A2233715

**\$1,195,000**

5 Bedroom, 5.00 Bathroom, 2,867 sqft

Residential on 0.10 Acres

Shawnee Slopes, Calgary, Alberta

OPEN HOUSE â€“ Sat & Sun June 28 & 29(1-3pm) This home, just two years young, SHOWS LIKE NEW and is available for IMMEDIATE POSSESSION. Skip the showhome parade, and 6-12 months of building, this home could be yours today! This is ESTATE LIVING in Shawnee Park, a street of dreams and steps to the path & park system winding through what was Shawnee Slopes Golf Club â€“ WONDERFUL! This homes offers a generous 2867 sq ft above grade with another 914 sq ft developed down. There are 4 beds and a Bonus Room up, 4.5 baths and a fully developed lower level with a large rec room and 5th bed for your guests. On the main you will love the 9â€™™ ceilings and the soaring 14â€™™ vaulted ceiling in the Great Room, wideplank vinyl flooring through the main, designer lighting fixtures and window coverings and quartz countertops which run through the whole home. The Great Room is a space to entertain with its wonderful family space, generous eat-in kitchen and the kitchen itself with s/s appliances, including a gas stove. The main level also features a unique nanny or in-law quarters with a full bedroom, bathroom and den/home office. Upstairs you will love the Bonus Room, a space for the family to gather among themselves. The primary bedroom is generous in size and enjoys a 5pc en suite. The two additional beds on the upper level are well-sized, each with walk-in closets. The lower level has been finished by the builder offering a large rec



room, a 5th bedroom and full bath.  
ADDITIONAL HIGHLIGHTS include: a south facing rear yard, Central A/C, irrigation, a TRIPLE CAR GARAGE and Gemstone lighting. Call your Realtor today and skip the lines at the showhomes.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233715    |
| Price          | \$1,195,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,867       |
| Acres          | 0.10        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 445 Shawnee Boulevard Sw |
| Subdivision | Shawnee Slopes           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 0P7                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|                 | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)                           |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                                                                              |
| Cooling         | Central Air                                                                                                                             |
| Fireplace       | Yes                                                                                                                                     |
| # of Fireplaces | 1                                                                                                                                       |
| Fireplaces      | Electric                                                                                                                                |
| Has Basement    | Yes                                                                                                                                     |
| Basement        | Finished, Full                                                                                                                          |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line                            |
| Lot Description   | Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                         |
| Construction      | Composite Siding                        |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 37              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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