

**636 Shawnee Terrace SW**  
**Calgary, Alberta**

**MLS # A2233301**



**\$999,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,499 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks		

**Inclusions:** N/A

Brand-new bungalow villa with 2,361 sq. ft. of thoughtfully designed living space, includes a developed basement with rec room, bedroom, and bath. A farmhouse-inspired exterior features Hardie board siding and black windows. The open-concept layout features hardwood and tile flooring. The kitchen includes Nimbus-stained cabinetry with black accents, quartz countertops, upgraded Samsung stainless steel appliances, including a gas range and chimney hood fan&mdash;and large island. Designed for functionality, the foyer connects to the mudroom and laundry, leading to the kitchen via a walk-thru pantry. A 2nd bedroom and bathroom add versatility to the main floor. The rear primary bedroom, with large windows, has access to a covered deck, large ensuite featuring a freestanding soaker tub, tiled shower, and dual sinks that flow into an expansive walk-in closet. The home offers low-maintenance living with full-yard landscaping, irrigation, rear patio, and carefully placed trees. Built by Cardel Homes