



129 Shawnee Court S.W.

www.jondickandassociates.com

RESIDENTIAL SALES, EXCHANGE AND LEASES

This information, although believed to be accurate, is not warranted to be so. Information concerning these premises is provided as a guideline only. Independent advice concerning particular details of importance to purchasers should be sought by them.

Lot: Irregular	Owner/Tenant: Owner	District: Shawnee Estates
	Heat: 2 F/A, High Efficiency	Price: \$649,900
	Exterior: Brick/Wood	
	Style: 2 Storey	
Year Built: 1985	Floor: Hdwd, Natural Stone, Tile	
(2x6 construction)	Size: 2,746 square feet	
Fireplace(s): 3	Possession: 30 days (Neg)	
	Roof: New 40 yr Cedar Shakes	

Living Rm: 6.40 x 4.20 M

Bedrooms:

- #1: 3.90 x 5.10 U
- #2: 3.10 x 3.60 U
- #3: 3.00 x 3.90 U
- #4: 3.00 x 3.10 M

- Eat-in Kitchen:** 2.70 x 4.20
- Dining Room:** 3.60 x 3.30
- Family Room:** 4.20 x 6.00
- Loft:** 2.40 x 3.60 U
- 2nd Family Rm:** 5.30 x 6.20 L

- Zoning:** R-C1
- Bedrooms:** 4
- Taxes:** \$4,087 (12)

Bathrooms: 1-3 piece, 1-5 piece, 1-5 piece ensuite

Parking: Double Attached Garage

Included in price: Dishwasher, all window coverings, garburator, washer, dryer, alarm, water softener & distiller, garage door opener & 1 control, oven, 2 fridges, vacuum & attachments

Basement: Finished rec room

Remarks: Excellent value for a home of this size, condition and location! One of Shawnee Estates finest homes backing onto future green space and walking distance to LRT, schools, and Fish Creek Park! This upscale former show home is located in a quiet cul-de-sac and features an amazing professionally landscaped pie shaped lot with low voltage garden lighting that will transport you every time you walk into the backyard. Enjoy the large pond and waterfall, quaint gazebo, tiered decking, mature garden and sunny south exposure. Totally upgraded home features wall-to-wall hardwood flooring, natural stone fireplaces and flooring, oversized windows & custom window coverings, upgraded kitchen, a true spa inspired ensuite bath with oversized 10mil shower, air tub, double sinks and granite vanity. Renovated baths throughout, professional basement development, upgraded mechanical, new roof and more.

Excellent Opportunity to own a totally renovated home in Calgary's premier walkable community.

JON DICK, ASSOCIATE BROKER
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