

\$1,349,900 - 33 Shawnee Heath Sw, Calgary

MLS® #A2266762

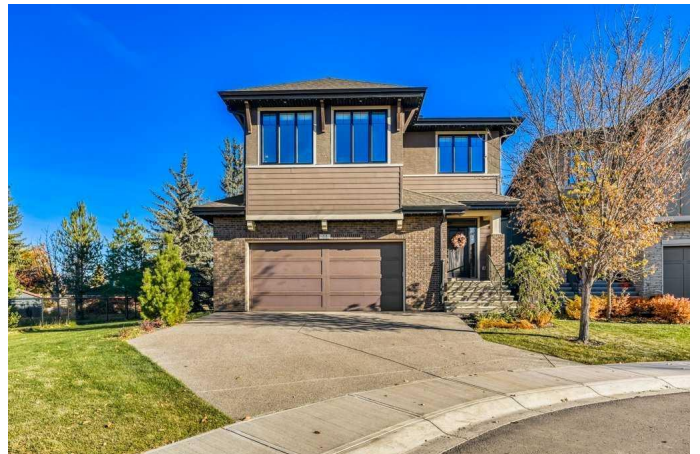
\$1,349,900

4 Bedroom, 4.00 Bathroom, 2,883 sqft

Residential on 0.17 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to 33 Shawnee Heath SW where luxury living meets the perfect family lifestyle. Situated on one of the most coveted lots in Shawnee Slopes, this exceptional two-storey home is nestled on an oversized corner lot at the end of a quiet cul-de-sac, surrounded by mature trees and backing directly onto a serene greenbelt. Offering over 4,100 sq. ft. of beautifully finished living space, this original-owner home was built with care and attention to every detail a true testament to pride of ownership. From the moment you arrive, the curb appeal is undeniable, enhanced by thoughtful upgrades such as Gemstone lighting, solar panels, and a heated oversized garage with an epoxy floor and EV charging station. Inside, the heart of the home is the show-stopping chef's kitchen, designed for both function and beauty. It features dual kitchen islands, high-end appliances, premium countertops, and abundant custom cabinetry to keep everything perfectly organized. The inviting family room is flooded with natural light through wall-to-wall windows and showcases a vaulted, beamed ceiling that creates an incredible sense of space and warmth. A cozy gas fireplace with a custom mantel completes this perfect gathering area. Upstairs, the primary suite is a true retreat complete with a spa-inspired ensuite featuring a standalone soaker tub, oversized glass shower, built-in cabinetry, and a fully customized walk-in closet. There are two more additional bedrooms that share a



well-appointed 5-piece bathroom and an amazing bonus room offers stunning views of the surrounding green space. A convenient upper-floor laundry with storage and a full size sink adds to everyday practicality. The professionally finished basement, completed by the builder, extends the living space with a large recreation room, the 4th bedroom, full bathroom, and plenty of storage. Step outside and experience where this home truly shines. Set on a sprawling 7,211 sq. ft. lot, the backyard is a private oasis – perfect for family gatherings, outdoor entertaining, or watching the kids play soccer while you relax on the deck. Complete with underground sprinklers, air conditioning, central vacuum, and a water softener, every detail has been considered for comfort and convenience. Located just a short walk to Fish Creek Provincial Park, and minutes from top-rated schools, shopping, and all amenities, this property combines the best of community living with high-end modern comfort. This is a rare opportunity to own one of Shawnee Slopes™ most desirable homes – where location, design, and lifestyle come together beautifully. Book your showing and come on Buy!

Built in 2018

Essential Information

MLS® #	A2266762
Price	\$1,349,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,883
Acres	0.17
Year Built	2018

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	33 Shawnee Heath Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0P6

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Aggregate
# of Garages	2

Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Blower Fan, Mantle, Raised Hearth
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac,

Front Yard, Irregular Lot, Landscaped, Lawn, Private, Few Trees, Greenbelt, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	14
Zoning	DC
HOA Fees	273
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.