# \$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€l and that's just the beginning! As you approach this 1-acre property, you'II 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 gardener's dream – 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 189

Zoning Residential

### **Listing Details**

Listing Office Grassroots Realty Group

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