

# \$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€” and thatâ€™s just the beginning! As you approach this 1-acre property, youâ€™ll 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	Acreage with Residence, Bungalow
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	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Beamed Ceilings, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s), Stove(s)
Heating	Forced Air, Natural Gas
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	Garden, Landscaped, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### Additional Information

Date Listed	April 30th, 2025
Days on Market	162
Zoning	Residential

### Listing Details

Listing Office	Grassroots Realty Group
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