

\$899,999 - 113 Whitetail Place, Shaughnessy

MLS® #A2215852

\$899,999

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Single Family on 1.00 Acres

N/A, 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. (id:6289)

Built in 2021

Essential Information

Listing #	A2215852
Price	\$899,999
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,733
Acres	1.00
Year Built	2021
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	113 Whitetail Place
Subdivision	N/A
City	Shaughnessy
Province	Alberta
Postal Code	T0K2A0

Amenities

Features	Closet Organizers
Parking	Attached Garage
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Composite Siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	ICF Block
Foundation	See Remarks

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 23rd, 2025 at 2:17pm PDT