

52 Shawbrooke Manor SW  
Calgary, Alberta

MLS # A2178412



**\$644,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** N/A

Welcome Home to this fully finished 2 story home in the sought after community of Shawnessy SW | ON A Quite Street | LIGHT & BRIGHT | 3 Beds & 3.5 Baths | DOUBLE CAR GARAGE | CUSTOM FINISHES THROUGH OUT | 2100+ SQ FT of living space | The open layout main level features a warm and inviting front entrance leading to a large family room with stunning custom built-in wall unit, eating area and updated kitchen all perfect for entertaining with an island, pantry, & s.s.appliances. There is also a half bath & laundry room. The upper level features a large bonus room with a beautiful stone faced corner gas fireplace, 2 good sized bedrooms, full bath and a master bedroom with a 4 pc. en suite & skylight. The lower level is finished with a rec. room, 3pc. bathroom & guest bedroom & a wetbar. Other upgrades include tile & hardwood floors, renovated kitchen, paint throughout, finished 2 car garage & extensive work to the landscaping on this O/S lot with a large 2 tier deck, in privacy wall, custom planters, shed. Opportunities like this do not come up very often, call today to book your private showing. Click Virtual Tour/3D for in home viewing!