

780-978-0157
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16 Shawbrooke Park SW
Calgary, Alberta

MLS # A2205299



\$739,900

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|------------------|---|---------------|-------------------|
| Division: | Shawnessy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,975 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscap | | |

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|--------------------|---|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Public Open House - Sunday March 30 from 2pm-4pm - Perfect Family Home! Over 1975 sqft 2 Storey home with a fully finished basement. Shawnessy is an ultimate family community close to schools and shopping centers. This home has a spacious front living room that can be used as a multipurpose room. The rest of the main floor is an open concept and great for entertaining and spending time with a family. The kitchen has lots of counter space, a corner pantry, stainless steel appliances with gas stove and extra large island. The best part is the views of the backyard and the green pathways. Upstairs has a bright primary bedroom with a large walk-in closet and a charming ensuite. Two additional bedrooms are very spacious with windows facing the front. The basement has a huge 4th bedroom, shower 3pc bathroom, and a large rec room (currently used for a home catering business but everything will be removed). The home is well-maintained and it has been updated in the last 2 years with a new roof, some new siding, new garage door, AC, and hot water tankless system. Book to view today!