



## 49 Shawbrooke Close Calgary Alberta

\$685,000

Welcome to one of the most desirable communities in Calgary SW--Shawnessy! This beautifully renovated 4-bedroom, 3.5-bathroom home offers over 2,400 sq ft of thoughtfully designed living space, ideally located on a quiet street with a sunny south-facing backyard. The main floor features a modern kitchen with a large island, stylish backsplash, pantry, and wood staircase, along with spacious dining and laundry areas. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a walk-in closet and a 4-piece ensuite complete with a jacuzzi soaker tub and separate shower. The fully finished basement offers impressive features such as heated bathroom floors, an oversized shower, LED lighting, a large fourth bedroom, dedicated office space, and a media room--perfect for work and relaxation. Elegant wide-plank laminate flooring flows throughout the home. Key upgrades include all windows and patio door (2019), enhanced roof insulation (2019), new roof and right-side siding (2022), upsized basement bedroom windows, and recently replaced carpets. The heated garage is equipped with custom shelving and a separate panel. Enjoy the beautifully landscaped backyard with a sunroom, large patio, waterfall feature, mature trees, and a fire pit. Conveniently located near top-rated schools, Shawnessy Shopping Centre, Costco, Buffalo Run, and with quick access to Macleod Trail and the Southwest Ring Road--just 20 minutes from downtown and 40 minutes to the mountains. This is your chance to own an exceptional home in Shawnessy--book your private showing today! (id:6769)

3pc Bathroom 15.08 Ft x 7.00 Ft

Bedroom 10.25 Ft x 11.42 Ft

Family room 13.50 Ft x 11.42 Ft

Recreational, Games room 13.58 Ft x 16.42 Ft

Storage 2.58 Ft x 11.75 Ft

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Furnace 10.92 Ft x 10.25 Ft

2pc Bathroom 3.00 Ft x 8.33 Ft

Foyer 10.17 Ft x 10.58 Ft

Kitchen 7.33 Ft x 12.17 Ft

Laundry room 5.58 Ft x 5.92 Ft

Living room 12.67 Ft x 12.75 Ft

4pc Bathroom 4.92 Ft x 8.67 Ft

4pc Bathroom 9.25 Ft x 8.67 Ft

Bedroom 10.00 Ft x 11.17 Ft

Bedroom 9.92 Ft x 12.17 Ft

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Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

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Dining room 10.50 Ft x 14.08 Ft

Primary Bedroom 11.00 Ft x 15.92 Ft

Family room 15.92 Ft x 15.75 Ft