



16117 Shawbrooke Road Calgary Alberta

\$734,900

Welcome to this spacious UPDATED family home in Shawnessy. As you enter you are greeted with a grand front foyer, new Luxury Vinyl Plank flooring throughout the main and basement levels and a STUNNING BRIGHT KITCHEN with HIGH END APPLIANCES, QUARTZ COUNTERS and a LARGE ISLAND ideal for entertaining. Upstairs you will find the master retreat, with a spacious WIC and a luxurious 4pc ensuite, quartz counters and a soaker tub. There are 2 additional bedrooms upstairs along with a bonus room featuring soaring VAULTED CEILINGS and a corner fireplace. The lower level is complete with a 4th bedroom, rec area, and 3 pc bath with IN FLOOR HEAT. Enjoy the tranquil WEST FACING BACKYARD perfectly manicured yard surrounded by perennials, a new fence, a low maintenance Duradeck, and stone patio plus rear lane access. Other updates include NEW TRIPLE GLAZE WINDOWS (2017), NEW FURNACE (2020), NEW HOT WATER TANK (2020), NEW ROOF (2022), NEW VINYL SIDING (2022), and NEW AIR CONDITIONING (2024). Book your showing today! (id:6769)

4pc Bathroom 41.83 Ft x 10.58 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 11.00 Ft x 9.67 Ft

Bedroom 11.00 Ft x 8.92 Ft

Family room 16.92 Ft x 14.75 Ft

Primary Bedroom 14.08 Ft x 14.33 Ft

3pc Bathroom 11.75 Ft x 8.42 Ft

Bedroom 11.75 Ft x 8.42 Ft

Recreational, Games room 11.42 Ft x 22.42 Ft

Furnace 7.17 Ft x 6.67 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Breakfast 10.08 Ft x 7.58 Ft

Dining room 12.00 Ft x 9.75 Ft

Kitchen 12.33 Ft x 13.00 Ft

Living room 12.00 Ft x 13.75 Ft

Listing Presented By:



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