



# 203 Shawbrooke Manor Calgary Alberta

\$659,000

\* \*OPEN HOUSE SATURDAY SEP 28 FROM 2 TO 4 PM. \*\*First Time Home Buyer's or Investors. Discover the perfect blend of comfort and convenience in this large, beautifully designed 2-storey home located in the desirable community of Shawnessy. This spacious home has 4 bedrooms, 3.5 bathrooms, fully finished basement and double attached garage. Step inside main floor to find a welcoming living room, formal dining room, family room, 2-sided gas fireplace, spacious kitchen with dining area, 2 pc bath and laundry/mudroom. Upstairs, the master suite offers a luxurious retreat with a large ensuite bathroom and a spacious walk-in closet, providing plenty of storage and comfort. The 2 additional bedrooms are very spacious and completes with a 4-pc bath. The fully finished basement has the 4th bedroom, 3 pc bath, storage space and a huge recreation/games room. The double attached garage provides convenience and ample storage for vehicles and outdoor equipment. The home includes a spacious backyard, deck and underground water sprinkler system. This home is ideally located within walking distance to schools, making the morning commute a breeze. Enjoy the natural beauty of nearby Fish Creek Park and take advantage of the convenient shopping and dining options. With easy access to Stoney Trail, commuting to other parts of the city is a breeze. Don't miss out on this incredible opportunity to own a spacious, well-appointed home in the desirable Shawnessy community. (id:6769)

Primary Bedroom 17.83 Ft x 14.67 Ft  
4pc Bathroom 10.50 Ft x 13.42 Ft  
Bedroom 11.83 Ft x 14.25 Ft  
Bedroom 10.33 Ft x 14.50 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
Other 7.33 Ft x 7.25 Ft  
Recreational, Games room 27.83 Ft x 14.92 Ft  
Bedroom 10.83 Ft x 18.17 Ft  
3pc Bathroom 7.17 Ft x 7.50 Ft

Furnace 7.17 Ft x 8.58 Ft  
Living room 14.92 Ft x 20.42 Ft  
Kitchen 13.08 Ft x 12.33 Ft  
Family room 17.58 Ft x 13.83 Ft  
Dining room 13.08 Ft x 9.50 Ft  
2pc Bathroom 5.42 Ft x 4.33 Ft  
Foyer 11.00 Ft x 5.25 Ft  
Laundry room 8.75 Ft x 7.08 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca