



## 45 Shawbrooke Park Calgary Alberta

\$760,000

AIR CONDITIONED! NEW ROOF! NEW SIDINGS! 3 FIREPLACES! SPRINKLER SYSTEM! RARE GEM BACKING ONTO A HUGE PLAYGROUND | CUL-DE-SAC | FAMILY SANCTUARY.WOW!Tucked away on a quiet cul-de-sac in the heart of Shawnessy, this stunning home is a hidden treasure for families who crave space, peace, and connection—with nature right outside the back door.Back directly onto a MASSIVE green park & playground – perfect for kids, parties, BBQs, or just soaking in the sunshine.? Surrounded by Green spaces and wonderful neighbour's- this is the kind of street you'll never want to leave.Step inside and feel the pride of ownership in this 2,013.1 SQFT above-grade home, boasting:3 spacious bedrooms upstairsBright and open main floor with large formal dining & living areasCozy family room with a fireplaceFunctional kitchen with breakfast nook overlooking the backyardMain-floor laundry Three fireplaces for warmth and characterOne high-efficiency furnace.Meticulously maintained throughoutBut there's more...Fully developed illegal basement- featuring:A \*\*huge living room for movies, game nights, or hostingA full bedroom and 3-piece bathroomIdeal for extended family, guests, or entertaining Plus, easy potential to suite with City approval—a savvy investment opportunity!This home truly checks every box:Backing onto natureQuiet, family-friendly cul-de-sacClose to schools, parks, shopping & transitFilled with warmth, space, and future potentialStart the car, bring the family, and come see this rare opportunity before it's gone! Homes like this don't wait around– schedule your private showing today and step into a place you'll be proud to call home. (id:6769)

Other 9.92 Ft x 7.75 Ft

Bedroom 9.42 Ft x 10.67 Ft

3pc Bathroom 5.00 Ft x 9.00 Ft

Family room 12.83 Ft x 25.75 Ft

Furnace 4.75 Ft x 7.67 Ft

Other 6.08 Ft x 5.58 Ft

Other 12.50 Ft x 4.33 Ft

Other 4.17 Ft x 5.83 Ft

Other 9.83 Ft x 11.67 Ft

Dining room 9.33 Ft x 11.83 Ft

Living room 17.08 Ft x 13.42 Ft

Pantry 3.58 Ft x 3.67 Ft

Foyer 10.67 Ft x 10.17 Ft

Other 12.58 Ft x 17.50 Ft

Other 4.83 Ft x 10.67 Ft

Bonus Room 16.67 Ft x 12.42 Ft

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Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

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2pc Bathroom 4.92 Ft x 6.17 Ft  
Laundry room 7.83 Ft x 5.08 Ft

Bedroom 9.92 Ft x 9.92 Ft