



45 Shawbrooke Park Calgary Alberta

\$709,000

Tucked away on a peaceful cul-de-sac in the heart of Shawnessy, this beautifully maintained family home is a rare find. Backing directly onto a huge green space and playground, it offers the perfect setting for children to play, summer BBQs, family gatherings, or simply enjoying the sunshine in your own private backyard oasis. Surrounded by mature trees and wonderful neighbours, this is truly a street you'll never want to leave. This 2,013 sq. ft. above-grade home showcases pride of ownership throughout and features air conditioning, a new roof, new siding, a sprinkler system, and three fireplaces for year-round comfort and charm. The bright and functional main floor offers spacious formal living and dining areas, a cozy family room with fireplace, a well-designed kitchen with breakfast nook overlooking the backyard, and convenient main-floor laundry. Upstairs, you'll find three generous bedrooms, ideal for a growing family. The basement adds value, featuring a large recreation room perfect for movie nights or entertaining, a full bedroom, and a 3-piece bathroom—ideal for guests or extended family. Located close to schools, parks, shopping, and transit, this home offers the perfect blend of space, comfort and location (id:6769)

Bedroom 9.50 Ft x 10.67 Ft

3pc Bathroom 8.92 Ft x 5.00 Ft

Family room 14.92 Ft x 12.92 Ft

Recreational, Games room 10.83 Ft x 14.67 Ft

2pc Bathroom 5.25 Ft x 4.92 Ft

Living room 15.17 Ft x 13.42 Ft

Kitchen 11.75 Ft x 11.67 Ft

Dining room 11.75 Ft x 9.33 Ft

Den 10.00 Ft x 11.92 Ft

Laundry room 5.08 Ft x 5.83 Ft

Bedroom 9.92 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 8.08 Ft

Bedroom 9.92 Ft x 10.50 Ft

Primary Bedroom 11.92 Ft x 15.42 Ft

Bonus Room 16.67 Ft x 12.42 Ft

4pc Bathroom 8.67 Ft x 13.17 Ft

Listing Presented By:



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