

\$715,000 - 45 Shawbrooke Park Sw, Calgary

MLS® #A2226026

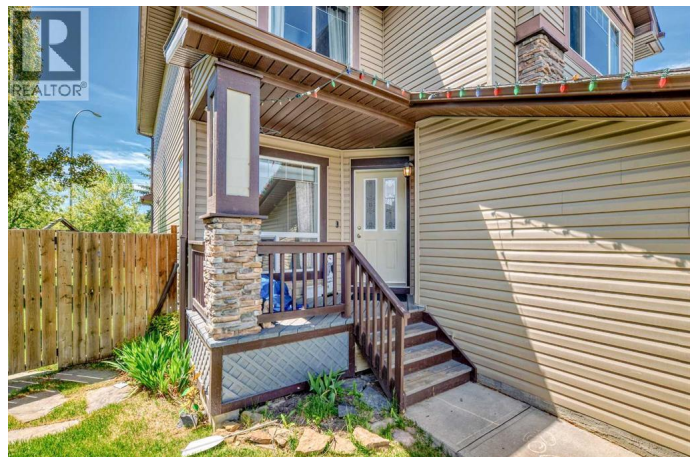
\$715,000

4 Bedroom, 4.00 Bathroom, 2,013 sqft

Single Family on 0.13 Acres

Shawnessy, Calgary, Alberta

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 connectionâ€”with nature right outside the back door.Back directly onto a MASSIVE green park & playground â€”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 youâ€™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 thereâ€™s moreâ€”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 approvalâ€”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 itâ€™s gone! Homes like this donâ€™t wait aroundâ€™ schedule your private showing today and step into a place youâ€™ll be proud to call home.
(id:6289)

Built in 2003

Essential Information

Listing #	A2226026
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,013
Acres	0.13
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 Shawbrooke Park Sw
Subdivision	Shawnessy
City	Calgary
Province	Alberta
Postal Code	T2Y4L8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, See remarks, Other, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, See remarks, Garage door opener
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Heating	Central heating, Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, See Remarks, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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