

158 SHAWBROOKE Green, Calgary T2Y 3C6

A2150792 Listing 07/22/24 List Price: **\$724,900** MLS®#: Area: Shawnessy

Status: Active County: Calgary Change: -\$5k, 03-Sep Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached

Year Built: 1994 Lot Information

Lot Shape:

City/Town: Calgary

Lot Sz Ar: 7,567 sqft

Finished Floor Area Abv Saft:

Low Sqft: Ttl Sqft:

1,858

1,858

<u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

56

4 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat: Back Yard, Backs on to Park/Green Space, Corner Lot, Lawn, Landscaped

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame

Sewer:

Fire Pit Carpet, Ceramic Tile, Hardwood, Laminate Ext Feat:

Water Source: Fnd/Bsmt:

Poured Concrete

Flooring:

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range, Refrigerator, Washer, Water Softener, Window Coverings

Int Feat: See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 7`1"	Family Room	Main	14`9" x 16`6"
Laundry	Main	8`7" x 10`4"	4pc Bathroom	Upper	5`0" x 7`9"
Bedroom	Upper	11`1" x 10`7"	Bedroom - Primary	Upper	11`8" x 16`2"
Other	Basement	15`9" x 22`0"	Game Room	Basement	19`2" x 20`8"
Dining Room	Main	14`1" x 8`1"	Kitchen	Main	12`2" x 18`9"
Living Room	Main	12`0" x 13`1"	4pc Ensuite bath	Upper	5`4" x 11`7"
Bedroom	Upper	8`9" x 13`0"	3pc Bathroom	Basement	6`2" x 6`0"

Bedroom	Basement	8`9" x 9`4"			
Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	9312581	Zoning: R-C1			
		Remarks			
Pub Rmks: Inclusions: Property Listed By:	Nestled within the established community of Shawnessy, 158 Shawbrooke Green SW embodies the pinnacle of modern living. This meticulously maintained detached home boasts a wealth of features designed to elevate your lifestyle, all set on a generous corner lot spanning over 7500 sq ft in a peaceful cul-de-sac setting. Upon entry, you're greeted by the expansive main floor, where the open-to-below design creates an inviting atmosphere that's both spacious and welcoming. The heart of the home, a chef's kitchen, awaits, replete with high-end appliances, a convenient pantry, and a sizable island, ensuring every culinary endeavor is a delight. Adjacent to the kitchen, the living room beckons with its warm fireplace, providing the perfect backdrop for cozy evenings spent with loved ones. French doors lead to the patio, seamlessly connecting indoor and outdoor spaces, ideal for entertaining or simply enjoying the tranquility of the surroundings. Venture upstairs to discover three bedrooms, including a luxurious master retreat complete with an ensuite featuring a jetted tub, offering a private oasis for relaxation. An additional bathroom ensures convenience and comfort for family and guests alike. The lower level of this home has been thoughtfully finished to include a flexible flex room and a spacious rec room, providing endless possibilities for recreation and relaxation. A full bathroom adds to the convenience of this space. Outside, a wooden deck beckons, purpose-built for summer BBQs and al fresco dining, while the meticulously landscaped yard offers a serene escape from the hustle and bustle of daily life. This home is not only beautiful but also practical, with upgrades such as a heated double garage, central A/C, central vacuum system, Ring alarm system, keyless entries, and a water softener, ensuring comfort and convenience year-round. Conveniently located close to schools, parks, and amenities, 158 Shawbrooke Green SW presents an unparalleled opportunity to embrace the epitome of luxury living in one of Calgary				

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