



THE
A-TEAM

**RE/MAX
FIRST**

158 SHAWBROOKE Green, Calgary T2Y 3C6

MLS®#: **A2150792**

Area: **Shawnessy**

Listing Date: **07/22/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar: **7,567 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,858**
Low Sqft:
Ttl Sqft: **1,858**

DOM

56
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"

