



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16270 SHAWBROOKE Drive, Calgary T2Y 2Y3**

MLS®#: **A2161633**

Area: **Shawnessy**

Listing Date: **09/16/24**

List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1991**

Lot Information

Lot Sz Ar: **4,725 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,268**  
Low Sqft:  
Ttl Sqft: **1,268**

DOM

**3**

Layout

Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Gazebo,Lawn,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 12`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 11`0"</b>
<b>Laundry</b>	<b>Lower</b>	<b>12`4" x 5`8"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`6" x 7`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 8`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`10" x 8`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 10`8"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`6" x 5`4"</b>
<b>Family Room</b>	<b>Lower</b>	<b>17`4" x 14`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 11`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`10" x 5`10"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>8`0" x 5`4"</b>

Title: **Fee Simple**  
Zoning: **R-C1**  
Legal Desc: **9011901**

Remarks

Pub Rmks: **OPEN HOUSES Saturday 2pm to 4pm & Sunday 11am to 1pm (21st & 22nd)! This charming family home has been meticulously cared for, with a variety of upgrades inside and out. The vaulted ceilings, natural light streaming in, and neutral paint colors create a bright yet cozy environment. You'll be welcomed by a wide-open living room that seamlessly transitions into a generously sized dining area. There is hardwood flooring throughout the main and upper levels, with tile in the kitchen and bathrooms (no carpet!). The three finished levels offer more than enough space to grow your family and entertain, in addition to a huge fenced backyard with a large deck and gazebo. The kitchen features granite countertops, stainless steel appliances, plenty of cupboard space, and an island. Upstairs, you'll find the bright and spacious primary bedroom with a 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. On the lower level, you'll discover a spacious family or rec room, a fourth bedroom, a 3-piece bathroom, and laundry. Upgrades include a hot water tank, vinyl siding, gazebo, and deck (all 2023), dishwasher (2024), furnace (2021) roof, garage door and motor (2022). The community of Shawnessy is within walking distance to multiple parks, playgrounds, and schools, and a short drive away from a large shopping center. Shawnessy is just south of Fish Creek Park which boasts endless walking trails and bike paths. Easy access to major roadways such as Stoney Trail make commuting in and out of the city convenient. Please see supplements for a full list of upgrades.**

Inclusions: **2nd Refrigerator, Gazebo**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







