



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SHAWBROOKE Bay, Calgary T2Y 3A1**

MLS®#: **A2178072** Area: **Shawnessy** Listing **11/07/24** List Price: **\$615,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1992** Abv Sqft: **1,478**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,962 sqft** Ttl Sqft: **1,478**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Street Lighting**  
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Laminate**  
 Sewer: Ext Feat: **Other** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Open Floorplan,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`8" x 13`5"	Kitchen	Main	12`6" x 15`7"
Foyer	Main	6`4" x 9`4"	Dining Room	Main	11`4" x 13`5"
2pc Bathroom	Main	5`10" x 4`7"	Bedroom - Primary	Upper	18`0" x 13`5"
Bedroom	Upper	9`10" x 11`11"	Bedroom	Upper	11`6" x 10`5"
4pc Bathroom	Upper	8`0" x 8`5"	Bedroom	Basement	12`2" x 12`9"
Game Room	Basement	11`2" x 16`10"	3pc Bathroom	Basement	5`4" x 7`10"
Storage	Basement	10`10" x 6`8"	Furnace/Utility Room	Basement	5`1" x 4`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9210072**

Remarks

Pub Rmks: **\* Open House - Saturday November 9th, 1pm - 3pm\* Welcome to this stunning 2-story family home in the desirable community of Shawnessy, known for its charm and convenience. Boasting fantastic curb appeal, this property invites you in with its well-maintained exterior and welcoming presence. Notably, the roof, siding, and eaves were all replaced in 2022, ensuring peace of mind and added value for years to come. Step into the main floor, where tasteful updates seamlessly blend modern touches with classic comfort. The open layout provides an airy flow, while strategically placed walls create cozy, distinct living areas perfect for both relaxation and entertaining. The heart of the home extends into a large backyard, an outdoor oasis featuring an expansive deck ideal for summer barbecues and ample space for kids to play or gardeners to create. An oversized double detached garage completes the backyard, offering abundant space for vehicles, tools, or hobbies. Venture upstairs to discover a massive primary bedroom with a spacious walk-in closet, providing a luxurious retreat after a long day. Two additional well-sized bedrooms and a full bathroom complete the upper level, making it perfect for families of all sizes. The fully developed basement adds even more living space, featuring a 4th bedroom and a versatile rec room that's perfect for movie nights, games, or a home gym. With ample storage throughout, this home offers both function and style. Don't miss the chance to make this updated, spacious, and inviting property your forever home.**

Inclusions: **TV Mounts in Living Room and Primary Bedroom, doorbell & backyard camera with accessories, 2 Playhouses in yard, Sand pit in yard, Gazebo.**

Property Listed By: **Real Broker**

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













