



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 SHAWBROOKE Close, Calgary T2Y3A2**

MLS®#: **A2180357**

Area: **Shawnessy**

Listing Date: **11/20/24**

List Price: **\$699,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1993**

Lot Information

Lot Sz Ar: **5,801 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,627**

Low Sqft:

Ttl Sqft: **1,627**

DOM

**1**

Layout

Beds: **4 (3 1 )**

Baths: **3.0 (2 2)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Corner Lot,Front Yard,Low Maintenance Landscape,Landscaped,Underground Sprinklers,Treed  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Dog Run,Private Yard,Storage**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,High Ceilings,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`11"
Kitchen	Main	17`6" x 19`5"
3pc Ensuite bath	Upper	6`7" x 11`9"
Bedroom	Upper	8`4" x 15`10"
Bedroom - Primary	Upper	11`6" x 13`3"
Bedroom	Lower	15`10" x 12`7"
Storage	Basement	14`0" x 6`7"

Room	Level	Dimensions
Dining Room	Main	9`6" x 5`10"
Living Room	Main	17`11" x 16`9"
4pc Bathroom	Upper	4`11" x 7`1"
Bedroom	Upper	8`5" x 11`9"
2pc Bathroom	Basement	4`11" x 3`2"
Game Room	Lower	18`3" x 24`4"
Furnace/Utility Room	Basement	12`1" x 6`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9211415**

Remarks

Pub Rmks:

**\*\*Discover this beautiful 2-storey single family home- perfectly positioned on an oversized corner lot in the sought after community of Shawnessy. This home with over 2300 sqft of developed living space offers a blend of functionality and style with extensive renovations and upgrades both inside and out. Step inside and be greeted by vaulted ceilings that soar high above the spacious living room and open concept dining area. Wide plank hardwood is carried throughout the main floor- along with pot lights and upgraded triple pane windows. The kitchen is a chefs dream- featuring two gas stoves with a total of 12 burners and each oven having their own air fryer, an oversized island with slow-close hidden cabinetry, sparkling quartz countertops, new decorative light fixtures, and a charming coffee/wine bar. Completing the main level is a spacious combined powder & laundry room. New railings and banisters guide you up and throughout the upper level. In the upstairs south end, you will find bedrooms 2&3 along with a 4 piece bathroom- which means privacy for the primary bedroom at the opposite end of the upstairs living quarters. The primary suite features a custom walk-in closet with practical built-ins and a luxurious 3 piece ensuite with floor to ceiling tiling and a custom "party shower" that includes a relaxing rainfall shower head and shower niche for tidy storage. The lower level is designed for "kicking your feet up". A large recreation area invites you to enjoy a movie night or transform this large space into a playroom or hobby room. The basement bedroom makes this an ideal haven for visiting family members or the teenager who wants their own space to retreat. Completing the lower level is a 2 piece powder room, storage room and a utility room with a newer tankless water heater & water softener. The updated back french doors will escort you to the ultimate low maintenance backyard oasis where you will find replaced railings & a newer composite deck, in deck lighting, a new fence with 3 access points, an enclosed dog run, an in-ground sprinkler system, a shed for all of your essential seasonal items and a hottub that serves as an epic entertaining piece of the backyard. The yard is private and treed with an abundance of flowers and fruit that bloom come Springtime. Additional noteworthy updates include new toilets on the main and upper level, a fresh coat of paint and trim throughout the home, a newer thermostat and doorbell, upgraded attic ventilation, a newer garage door and opener (2020) and complete replacement of all poly-b piping throughout the home. This is an unbeatable location minutes from parks, playgrounds, shopping, Samuel W Shaw Elementary/Junior High and Centennial High School. With its thoughtful design and pride of ownership, this home is truly turn-key and ready for its new owners to move in and enjoy. Embrace family friendly living with excellent neighbours in a quiet cul-de-sac... book your showing today!**

Inclusions:  
Property Listed By:

**Hot tub, refrigerator in basement.  
Royal LePage Solutions**

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





















