



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16117 SHAWBROOKE Road, Calgary T2Y 3B3**

MLS®#: **A2192275**

Area: **Shawnessy**

Listing Date: **02/06/25**

List Price: **\$734,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Lot Information

Lot Sz Ar: **4,187 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,914**  
Low Sqft:  
Ttl Sqft: **1,914**

DOM

**16**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Quartz Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 13`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`1" x 14`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 8`5"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`1" x 7`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 13`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>41`10" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 9`8"</b>
<b>Family Room</b>	<b>Second</b>	<b>16`11" x 14`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`9" x 8`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`5" x 22`5"</b>

Furnace/Utility Room

Basement

7`2" x 6`8"

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**9810471**

Zoning:

**R-CG**

Remarks

Pub Rmks:

**Welcome to this spacious UPDATED family home in Shawnessy. As you enter you are greeted with a grand front foyer, new Luxury Vinyl Plank flooring throughout the main and basement levels and a STUNNING BRIGHT KITCHEN with HIGH END APPLIANCES, QUARTZ COUNTERS and a LARGE ISLAND ideal for entertaining. Upstairs you will find the master retreat, with a spacious WIC and a luxurious 4pc ensuite, quartz counters and a soaker tub. There are 2 additional bedrooms upstairs along with a bonus room featuring soaring VAULTED CEILINGS and a corner fireplace. The lower level is complete with a 4th bedroom, rec area, and 3 pc bath with IN FLOOR HEAT. Enjoy the tranquil WEST FACING BACKYARD perfectly manicured yard surrounded by perennials, a new fence, a low maintenance Duradeck, and stone patio plus rear lane access. Other updates include NEW TRIPLE GLAZE WINDOWS (2017), NEW FURNACE (2020), NEW HOT WATER TANK (2020), NEW ROOF (2022), NEW VINYL SIDING (2022), and NEW AIR CONDITIONING (2024). Book your showing today!**

Inclusions:

Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Remotes  
Royal LePage Network Realty Corp.**

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













