



**170 Shawbrooke Green SW**  
**Calgary, Alberta**

**MLS # A2289378**



**\$735,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,083 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Wet Bar		

**Inclusions:** Central Vacuum System and Attachments, Fridge (basement), Shed in backyard

Well maintained two Story Home in a quiet Cul De Sac, amazing location. The main floor begins with a bright high ceiling foyer and a front office. Leading to the rear of the house, the chef's kitchen features with stone countertops, white cabinets, tiled backsplash, a custom-built pantry and large island with eating bar. The adjacent dining area has a door leading onto the balcony overlooking the deep backyard and green belt. The family room features a large window allowing loads of natural light and is accented with a cozy fireplace. The main floor is completed by a two-piece powder bathroom and laundry room. Gleaming hardwood flooring throughout the main floor and upper staircase. The upper level offers two spacious bedrooms and the huge primary bedroom with walk-in closet and a 5 piece ensuite. Walkout basement features a 4th bedroom, 3 piece bathroom and a large recreation room with wet bar. walkout basement backing onto greenspace. The huge rear private yard is completed by a stone patio and backs onto a greenspace. Recent upgrades including replacement of shingles, a newer furnace and hot water tank, replacement of the deck covering, fencing, renovated ensuite bathroom, custom-built kitchen pantry and flooring.