



**38 Shawbrooke Place SW
Calgary, Alberta**

MLS # A2304138



\$650,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,176 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All appliances, included goods and equipment are being sold in "as is" condition: 2 decorative pcs in corner (above upper level stairs), large statue in the backyard, bowflex, tv and tv mount (lower family room), wall unit (basement), freezer (basement)

Let's start with the showstopper-the backyard. This nearly 2724 square foot home is set on a massive pie-shaped lot. This fully treed space feels like your own private sanctuary. Whether its kids playing for hours, hosting summer BBQs, or gathering around the firepit, this yard is ready for anything. How about unwinding in a hot tub at sunset...? The perfect spot is already prepped! This wonderfully well-kept yard offers endless possibilities. The curb appeal shines on this quiet cul-de-sac home; the siding has been updated, and the oversized garage and driveway are ideal for vehicle enthusiasts or those who love to tinker. This 4-level split is an exceptional layout-with enough bedrooms for everyone to have their own room. The kitchen is well-appointed with ample cabinetry and counter space-perfect for meal preparation or entertaining. The primary bedroom comfortably accommodates a king-sized bed, featuring an ensuite and a walk-in closet. The other two upper bedrooms are great sizes, one with its own walk-in closet as well. The 3rd level provides a spacious family room ready for cozy movie nights, and a versatile fourth bedroom or office, complete with a full bathroom just steps away! The storage in this home is incredible, there is room for all the winter jackets, shoes, toys, linen etc. The basement provides great flexibility for a home gym along with a massive storage space for seasonal items and gear. The hot water tank is (2020) and the washer and dryer are nearly brand new! Located in a family-friendly area, you're just minutes from multiple schools! Not to mention, there are several playgrounds within walking distance. Shawnessy Shopping Centre is less than 10 minutes away, offering everything from grocery stores, restaurants, C-train station, YMCA, and Landmark Cinemas. Plus, quick access to Stoney Trail makes commuting a breeze!