



GRASSROOTS
REALTY GROUP

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32 Shawbrooke Park SW
Calgary, Alberta

MLS # A2305410



\$775,000

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | Shawnessy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,425 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Granite Counters, Kitchen Island, Steam Room | | |

Inclusions: N/A

****OPEN HOUSE SATURDAY MAY 2 1PM TO 3PM**** Nestled on a quiet cul-de-sac and backing onto a beautiful green space, this lovingly maintained, one-owner home offers the perfect blend of comfort, style, and functionality. At 2425 sq ft this home is larger than the average in this great community. A spacious foyer welcomes you into a bright, light-filled living room featuring gorgeous birch hardwood floors, while the adjacent dining room easily accommodates family gatherings. The stunning, updated kitchen showcases granite countertops, an oversized island, gas range, and wine fridge, all overlooking a spacious family room—perfect for everyday living and entertaining. Birch hardwood flooring runs throughout most of the main level, complemented by a dedicated office, powder room, and convenient main floor laundry. Upstairs, you’ll find four generously sized bedrooms and a 4-piece main bath. A skylight in the upper hallway floods the space with natural light. The elegant primary retreat features a private balcony—perfect for morning coffee or evening sunsets—a large walk-in closet, and a beautifully renovated ensuite complete with heated tile floors, a double marble vanity, a deep soaker tub, and a separate glass steam shower. The basement offers a comfortable family room, a 3-piece bath, and space for two additional bedrooms, with large windows providing plenty of natural light. Recent updates include siding (2023), roof (2022), front door (2024), garage door (2024), and hot water tank (2025). The home is also equipped with a Kinetico water system. The beautifully landscaped yard features a tranquil water feature, pergola, irrigation system, and a spacious deck with a gas hookup for your BBQ—perfect for effortless outdoor living. Unwind on the deck with a cold drink as you watch cyclists glide by and neighbours

enjoying the pathway and surrounding greenspace. An oversized double attached garage completes this exceptional home. This is a place where many happy memories have been made and many more are waiting in it's next chapter.