



**49 Shawbrooke Close SW
Calgary, Alberta**

MLS # A2313399



\$669,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE Saturday May 23rd 2-4pm. Welcome to this beautifully updated family home tucked away on a quiet street in the heart of Shawnessy. Offering 4 bedrooms, 3.5 bathrooms, a fully finished basement, and over 2,400 sq ft of developed living space, this home combines comfort, functionality, and an unbeatable family-friendly location. Step inside to appreciate thoughtful upgrades, including wide plank flooring and a gorgeous kitchen with a large central island. The primary retreat upstairs features a spacious walk-in closet and a relaxing 4-piece ensuite. The fully finished basement adds incredible versatility with a 4th bedroom, media room, dedicated office space, and a luxuriously upgraded bathroom featuring heated floors and an oversized shower. Outside, your sunny south-facing backyard oasis awaits, complete with a sunroom, waterfall feature, and fire pit area. A heated double attached garage adds year-round convenience. Location is everything! Enjoy a 7-minute walk to both Samuel W. Shaw and Father Doucet schools. You'll have quick access to Fish Creek Park, the SW Ring Road, transit, and all the amenities at Shawnessy Shopping Centre. Extensive updates (including windows, roof, and siding) ensure exceptional, worry-free value in this sought-after Calgary community