



**158 Shawbrooke Green SW
Calgary, Alberta**

MLS # A2315476



\$699,993

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,887 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, G		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	None		

Welcome to this stunningly updated home tucked away on a quiet cul-de-sac in the highly sought-after community of Shawnessy. Situated on an impressive 7,500+ sq ft corner lot, this exceptional property combines modern upgrades, timeless design, and incredible functionality, making it the perfect family home. Extensively renovated, this home now showcases a gorgeous brand new chef inspired kitchen and new flooring throughout, creating a fresh, modern feel from the moment you step inside. The grand open-to-below entrance floods the home with natural light and sets the tone for the spacious and inviting main floor layout. Designed for both entertaining and everyday living, the spectacular kitchen features upgraded cabinetry, premium appliances, a large island, pantry, and elegant finishes throughout. The adjoining living room is warm and inviting with a cozy fireplace, while French doors lead seamlessly to the beautifully landscaped backyard and spacious deck perfect for summer gatherings and outdoor enjoyment. Upstairs, you’ll find 3 generous bedrooms including a luxurious primary retreat complete with a spa-inspired ensuite featuring a relaxing jetted tub. The fully finished basement adds even more versatile living space with an additional bedroom featuring a newly added window, a full bathroom, and a large recreation area ideal for a media room, gym, games area, or extended family living. This home is loaded with upgrades and features including a heated double attached garage, central A/C, central vacuum system, Ring alarm system, keyless entry, water softener, and more. Pride of ownership is evident throughout every inch of this meticulously maintained property. Located just minutes from schools, parks, shopping, transit, and all major amenities, this move-in-ready gem offers the perfect combination of luxury, comfort, and

convenience in one of Calgary's most established family-friendly communities.