



GRASSROOTS

REALTY GROUP

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**109 Shawbrooke Close SW
Calgary, Alberta**

MLS # A2317532



\$699,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Shawnessy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,994 sq.ft. | Age: | 1992 (34 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, See Remarks | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Garden, Landscaped, Lawn, Pie Shaped Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks | | |

Inclusions: Refrigerator, Built-In Dishwasher, Hood Fan, Microwave, Water Softener, Garage Opener, Garage Control, Gas Range, Window Coverings, Washer, Dryer, Playset

Welcome to a fully finished two-storey home offering over 3,000 sq. ft. of developed living space on an impressive 656 sq. m. pie-shaped lot in the desirable community of Shawnessy. Tucked away on a quiet street, this move-in-ready property features 4 bedrooms (5th easily created), 4 bathrooms, multiple living areas, a heated (Electric) double attached garage, gated RV parking, a beautifully designed backyard built for entertaining, and the added peace of mind of complete Poly-B plumbing removal. The main floor offers a functional and inviting layout designed for both everyday living and hosting family and friends. A bright living room with a beautiful tile-surround fireplace welcomes you inside, while the spacious dining area, kitchen, and breakfast nook create the perfect gathering spaces. An additional family room provides a separate area to relax, while the convenient 2-piece bathroom, main-floor laundry, and mudroom enhance the home's practicality. Upstairs, the spacious primary retreat features a walk-in closet and a private 4-piece ensuite complete with a jetted soaker tub. Two additional bedrooms and a full 4-piece bathroom provide comfortable accommodations for family members and guests alike. The fully developed basement adds exceptional flexibility with a large recreation room, a fourth bedroom, an additional room easily converted to a 5th bedroom with legal egress window - ideal for a home office, gym, hobby room, or guest space, and a full 4-piece bathroom. Outside, the oversized pie-shaped lot offers outstanding outdoor living. Enjoy summer evenings on the large deck, gather around the fire pit patio, or take advantage of the gated rear lane access providing secure RV parking. The storage shed and expansive yard offer plenty of room for gardening, recreation, and future possibilities. This is a home that truly grows with your family's needs. With

generous living spaces, multiple bedrooms, a versatile lower level, RV parking, a heated garage, and an exceptional lot, this property delivers the space, functionality, and lifestyle opportunities that are increasingly difficult to find. Conveniently located near schools, parks, shopping, restaurants, transit, and major roadways, this is an outstanding opportunity to own a move-in-ready home in one of Shawnessy's most established and family-friendly neighbourhoods.