



**128 Shawbrooke Close SW  
Calgary, Alberta**

**MLS # A2321732**



**\$669,990**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** NONE

**FULLY RENOVATED | POLY-B REPLACED | SOUTH-FACING BACKYARD | DUAL-FUEL FIREPLACE | MOVE-IN READY** Welcome to this beautifully renovated family home nestled on a quiet crescent in the highly desirable community of Shawnessy. Featuring a sunny south-facing backyard, rear lane access, and located just one block from schools and the community recreation centre, this move-in-ready home offers the perfect blend of comfort, convenience, and modern style. Boasting over 1,750 sq. ft. above grade, this 3-bedroom, 2.5-bathroom home has been extensively updated throughout, including a brand-new kitchen, fully renovated bathrooms, luxury vinyl plank flooring, fresh paint, new interior doors and trim, and the professional replacement of all Poly-B plumbing. The bright and functional main floor offers multiple living spaces designed for both everyday family living and entertaining. A formal living room with elegant French doors leads to a cozy family room centered around a unique dual-fuel fireplace, allowing you to enjoy the ambiance of a traditional wood-burning fire along with the convenience of natural gas. The fully renovated kitchen features modern cabinetry, quartz countertops, a stylish tile backsplash, and a sunny breakfast nook with direct access to the backyard and patio. Upstairs, the spacious primary retreat features a bay window, walk-in closet, and a beautifully renovated 5-piece ensuite. Two additional generously sized bedrooms and another fully updated bathroom complete the upper level, while the unfinished basement provides excellent potential for future development. Step outside and enjoy the private south-facing backyard, complete with mature trees, excellent privacy, and a large patio ideal for summer BBQs and outdoor entertaining. Recent upgrades include the professional replacement of all Poly-B plumbing, a

brand-new kitchen, fully renovated bathrooms, luxury vinyl plank flooring throughout the main and upper levels, new interior doors, trim and baseboards, fresh paint including ceilings, updated lighting, switches and outlets, two new oversized living room windows, exterior lighting upgrades, a heated, insulated and drywalled double attached garage, a furnace replaced in 2017, a hot water tank replaced around 2016, and a roof approximately 10 years old. Conveniently located close to schools, parks, shopping, transit, and all amenities, this exceptional home offers outstanding value and true peace of mind in one of Shawnessy's most established family communities.