



**220 Shawbrooke Manor SW
Calgary, Alberta**

MLS # A2321984



\$660,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Pantry, Skylight(s), Track Lighting		

Inclusions: Central Vac and attachments, 2nd refrigerator in basement, stacking washer and dryer in furnace room, electric fireplace in basement, garage shelving, and garage opener in single garage

Welcome to this wonderful family home, ideally located on a quiet street in the community of Shawnessy! Situated on a south-facing pie lot, this property offers exceptional outdoor space and the rare bonus of a single detached garage in addition to the attached double garage. Idea for a car person, can have a shop in the single, and still have somewhere to park your cars. Inside, you will find an inviting main floor featuring a bright white kitchen with a newer dishwasher and microwave, a raised breakfast bar, a corner pantry, and an open dining area with direct access to the covered deck, perfect for summer BBQs and entertaining. The living room is spacious, perfect for family gatherings. A 2-piece powder room and main-floor laundry complete this level. Upstairs, a generous bonus room with vaulted ceilings and a cozy corner gas fireplace creates the perfect space to relax. The upper level offers three well-sized bedrooms, including a spacious primary retreat with room for a king-size bed, a beautifully renovated 3-piece ensuite featuring a skylight for abundant natural light, and a large walk-in closet. A full 4-piece bathroom serves the additional bedrooms. The fully developed basement expands your living space with a comfortable family room, corner electric fireplace, wet bar, ample storage, and a second laundry area with a stacked washer and dryer, plus a full 3-piece bathroom, ideal for guests, teenagers, or multi-generational living. This well-maintained home has seen numerous updates, including newer shingles, soffits, and eavestroughs (2021), a newer hot water tank, water softener, fresh interior paint, and recently painted deck and patio areas. Outside, the private backyard is a true oasis filled with beautiful perennial gardens. And do not forget the second single garage in backyard. Ideally located close to shopping, restaurants, schools, parks, Fish Creek Provincial

Park, Spruce Meadows, and the Shawnessy C-Train Station. Don't miss your opportunity to make it yours. Call your favourite realtor today to book a private showing!