

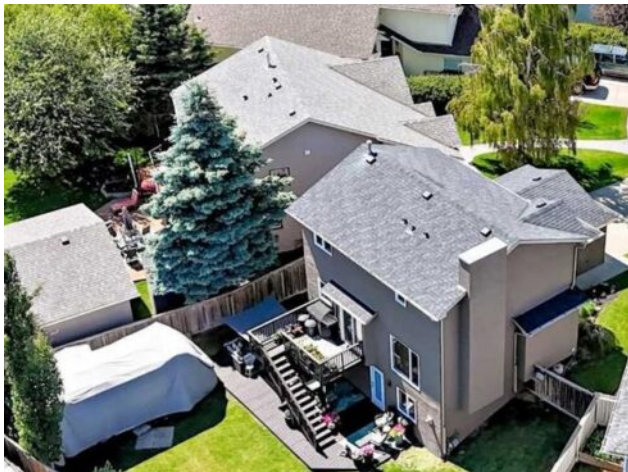


GRASSROOTS
REALTY GROUP

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21 Shawbrooke Bay SW
Calgary, Alberta

MLS # A2327387



\$699,999

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,511 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Double drawer refrigerator + dishwasher in basement

WHY WAIT TO BUILD when you can enjoy the style, finish and move-in-ready appeal of a newly renovated home—together with the mature surroundings, established schools, amenities and generous lot size that Shawnessy has to offer. Extensively renovated throughout in late 2025 and early 2026, this beautifully updated home combines fresh, contemporary living with a bright walkout basement (that can also serve as an illegal suite) and a large, private pie-shaped lot—an increasingly rare combination. Inside, you feel like you are in a brand new home, with luxury vinyl plank flooring and fresh warm neutral paint throughout, contemporary finishes, updated lighting, new baseboards and trim, and updated electrical switches. The beautifully renovated kitchen features new cabinetry and hardware, stainless-steel appliances (large refrigerator with cool beverage door access). The main level also offers comfortable living and dining space, an updated powder room, convenient laundry area and pantry with new cabinetry + storage. Upstairs, the renovations continue with flooring, paint, lighting and beautifully updated bathrooms. The large master bedroom has the added benefit of a large walk in closet and full ensuite. The bright walkout basement is a standout feature, beautifully finished as a spacious one-bedroom illegal suite with its own contemporary kitchen featuring new cabinetry, quartz countertops, a Bosch cooktop and KitchenAid double-drawer refrigerator. Enlarged windows, a new exterior door for separate entrance and direct outdoor access fill the lower living space with natural light, while a Valor gas fireplace creates a warm and welcoming atmosphere. The lower level also includes its own laundry, an updated bathroom, soundproof insulation and stylish finishes throughout. Ideal for extended family, older children, guests or multi-generational

living, the walkout level can also be enjoyed as part of the main home—providing additional space for relaxing and entertaining, a private retreat, media area, home office or guest accommodation. Outside, the expansive pie-shaped lot offers exceptional privacy and abundant space for children, pets, gardening and outdoor entertaining. Enjoy convenient upper and lower-deck access, outdoor lighting and potential RV parking and convenience of a paved back alley. Additional improvements include a new garage door, exterior and deck paint, new guttering and downspouts. Significant upgrades extend beyond the visible finishes, including replacement of Poly-B plumbing with PEX throughout, a new water softener, hot-water tank, reverse-osmosis drinking-water system and upgraded insulation. Ideally located close to schools, parks, playgrounds, pathways, shopping, restaurants, the CTrain, YMCA, library, Fish Creek Provincial Park and major commuter routes, this move-in-ready home truly offers the best of both worlds: modern luxury style, extensive renovations combined with the space, privacy and established amenities of a mature southwest community.