



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

18 Shawbrooke Rise SW
Calgary, Alberta

MLS # A2334600



\$645,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,340 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: shed

Nestled on a quiet cul-de-sac, this immaculate, sun-filled bi-level offers over 1,300 sq. ft. of beautifully maintained living space on the main floor. From the moment you step inside, you'll appreciate the soaring vaulted ceilings and abundance of natural light that create a warm, inviting atmosphere. The thoughtfully designed main level features a spacious living room, elegant formal dining room, bright breakfast nook, and convenient sit-up island—perfect for casual dining or entertaining. The generous primary retreat includes a luxurious ensuite with a relaxing jetted tub, separate walk-in shower, and ample space to unwind. A second bedroom and full bathroom complete the main level. The fully finished lower level expands your living space with a large third bedroom, a versatile flex room ideal for a home office, gym, or hobby area, a four-piece bathroom, and a cozy family room anchored by a beautiful fireplace. Large egress windows provide plenty of natural light. Step outside to your private, south-facing backyard oasis featuring a spacious deck, attractive stone patio, and beautifully manicured landscaping—an ideal setting for summer barbecues or peaceful evenings. Central air conditioning ensures year-round comfort. Located close to excellent schools, parks, shopping, and every amenity, this exceptional home offers the perfect combination of comfort, style, and location. Pride of ownership is evident throughout—simply move in and enjoy. Book your showing today!!!