



GRASSROOTS
REALTY GROUP

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16150 Shawbrooke Road SW
Calgary, Alberta

MLS # A2340455



\$625,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,331 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	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), Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Air Conditioning-Central, Storage Shed, Stair Lift, Storage Bin in yard, Underground Sprinkler System

Welcome to this beautifully updated home, offering a perfect blend of modern improvements, functional living space, and an incredible backyard. The main level features a newly renovated kitchen and renovated primary bathroom, complemented by new flooring throughout for a fresh, cohesive feel. Upstairs, you'll find two generously sized bedrooms, providing comfortable space for family, guests, or a home office. The partially developed basement adds even more versatility with an additional bedroom, bathroom, and living area, along with an unfinished space ready for your ideas and personal customization. Step outside to enjoy the well-manicured backyard, complete with a large deck and remote-controlled awning—ideal for relaxing, entertaining, and enjoying the outdoors in comfort. Thoughtful landscaping creates a beautiful private setting, while a storage shed provides additional space for tools, equipment, and seasonal items. With convenient alley access, ample living space, and a long list of desirable updates, this home is ready to welcome its next owners. A fantastic opportunity to enjoy a move-in-ready home with room to make it your own! Notable highlights: all newer appliances (less than 3 years old) fridge, dishwasher, microwave, stove, washer / dryer, and A/C. Additional features include underground sprinkler system, storage shelves in the garage, and an electric chairlift (this unit can be sold and the flooring repaired with the extra flooring material left from the owners if it's not needed from the new owner).