



GRASSROOTS
REALTY GROUP

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144 Shawbrooke Manor SW
Calgary, Alberta

MLS # A2343875



\$775,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,139 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Upright Freezer, 3 Garden Planters, Steam Humidifier, Induction Range

Welcome to 144 Shawbrooke Manor S.W., a beautiful, detached Jager built single family home tucked away on a lovely, quiet cul de sac in the great, family friendly community of Shawnessy . This beautiful air conditioned home boasts 3,179 square feet of developed space including the walk-out level. Backing to treed greenspace there is plenty of privacy in this backyard! Lovingly cared for and extensively updated, this 3 bedroom, 3 and a half bath, office and craft room will impress you with all the lovely finishes that elevates this home above the others. The first thing you will notice before you even open the front door is the low maintenance Trex decking on the front porch. This decking is also found at the back of the home with an expansive deck to overlook your backyard and relax while watching the kids play below in the yard. On the main level there is an oversized, private office, a modern California Closet designed laundry room, including LG front load washer and dryer (with wifi capability), a counter for folding clothes, cabinets and plenty of additional storage. Down the sunlit hall a half bath is conveniently handy. Farther down the hall the space opens up to the heart of the home. The kitchen always seems to be where the family likes to hang out. The beautiful and modern kitchen with an oversized striking island is complete with drawers and cupboards (with sliding pull-outs) to compliment the adjacent kitchen cabinets. An induction range completes the kitchen space. The livingroom is adjacent to the kitchen and dining area and all are accentuated by massive windows overlooking the deck, backyard and adjoining green space. A lovely 3 sided fireplace can be enjoyed by all three spaces. Upstairs you will find the massive primary bedroom with a large 4 piece ensuite complete with heated floor. Two other good sized bedrooms share a modern 4 piece

bathroom. Come downstairs to the walk-out level and you will find plenty of flexible storage space. The utility room is complete with a furnace (2017) with steam humidifier (2017), water softener, hot water tank (2017), as well as components for the central air conditioning (2017). There is a massive entertaining space in the family room. Lots of room for relaxing with plenty of space for your furniture, a big screen television for your entertaining needs. For the artistic members of the family there is a dedicated space that makes a perfect studio! If you are not familiar with Shawnessy, it is a beautiful community with many schools, shopping centers, commercial services, theatres, community association, parks and green spaces as well as the 1915 historic Red Barn. This is a must see home!