



GRASSROOTS
REALTY GROUP

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49 Shawbrooke Close SW
Calgary, Alberta

MLS # A2344527



\$655,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Walk-In Closet(s)		

Inclusions: white entertainment system unit in living room included

Some homes simply work for family life—and 49 Shawbrooke Close SW is one of them. Set on a quiet, established street in Shawnessy, this thoughtfully updated 4-bedroom home combines more than 2,400 sq. ft. of developed living space with a sunny south-facing backyard, finished basement, heated double garage, and an exceptionally convenient location. The main floor feels bright, comfortable, and welcoming, with wide-plank flooring connecting the living spaces and a layout that makes everyday life easy. At the heart of the home is a spacious kitchen with a large centre island, plenty of room to gather, and a brand-new stove. Whether it's breakfast before school, dinner with the family, or friends gathered around the island, this is a home designed to be lived in. Upstairs, the primary bedroom offers its own private retreat with a walk-in closet and 4-piece ensuite, while the additional bedrooms provide comfortable space for children or guests. Downstairs, the fully developed basement dramatically expands the possibilities. There's a fourth bedroom, media room, dedicated office area, and an impressive renovated bathroom featuring heated floors and an oversized shower. It's an ideal setup for a teenager, overnight guests, working from home, or simply giving everyone a little more room to spread out. Then there's the backyard. With sunny south exposure, this is a space you'll actually use. Relax in the sunroom, gather around the fire pit on summer evenings, enjoy the peaceful waterfall feature, or let the kids and pets take advantage of the yard. The heated double attached garage is another welcome bonus when winter arrives. The location makes day-to-day living remarkably convenient. Samuel W. Shaw School and Father Doucet School are within walking distance, with playgrounds and green

spaces nearby. Fish Creek Provincial Park, the Shawnessy LRT Station, shopping, restaurants, recreation facilities, and everyday services are all just minutes away, with quick connections to Macleod Trail and Stoney Trail. And importantly, several of the big-ticket exterior improvements have already been taken care of, including updated windows, roof, and siding. With four bedrooms, 3.5 bathrooms, over 2,400 sq. ft. of developed space, a versatile lower level, heated garage, and a south-facing backyard, this is the kind of Shawnessy home that offers room for today—and room to grow.