



GRASSROOTS
REALTY GROUP

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20 Shawbrooke Park SW
Calgary, Alberta

MLS # A2346784



\$769,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,183 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	none		

PUBLIC OPEN HOUSE this Saturday the 3rd of October, 2-4 p.m. Beautiful, family house, tucked in a quiet cul-de-sac location and backing on a green space provides a safe environment for playing outside children and gives maximum privacy not having neighbors in the back. It boasts almost 2200 sq ft of a developed space. Just when you enter the house, you will find a large and bright main floor office room, a half bath and a laundry room. While you continue further inside, the house welcomes you with a lot of light through a huge living room window. Relax and unwind in the comfortable living room, which boasts a gas fireplace that adds warmth and character. The seamless flow from the living area to the private back yard allows you to enjoy the green space view and fresh air right from your home. Whether you're sipping your morning coffee or winding down after a long day, this outdoor space is a true retreat. Upgraded with granite counter tops and stainless-steel appliances kitchen, where functionality meets style is featuring a large kitchen island and a convenient breakfast bar, this space is ideal for both casual dining and culinary creativity. The abundance of the walk-through pantry, cabinetry and counter space ensures ample storage and preparation areas, while the adjacent dining area provides a cozy spot for family meals or hosting friends. The upstairs master bedroom, a grand retreat, invites you in with its functional layout, while the additional bedrooms promise a harmonious blend of comfort and versatility. To elevate your lifestyle, a bonus room awaits, ready to host family gatherings, game nights, or your very own home theater—a multifaceted space limited only by the boundaries of your imagination. Ideally situated within arm's reach of a thriving community hub, this home seamlessly integrates into the pulse of local life. Here,

convenience is not just a perk; it's a way of life. Being close to esteemed schools provides a nurturing environment for academic growth. Retail therapy is within reach with your proximity to diverse shopping centers. Major highways at your doorstep ensure that you're seamlessly connected to the broader landscape, facilitating easy travel and exploration. This residence is an unparalleled gem within the heart of a mature, family-oriented community. Don't miss the chance to own this beautifully designed and perfectly located, family house. Schedule a viewing today and discover the perfect blend of style, comfort, and convenience.