



GRASSROOTS
REALTY GROUP

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45 Shawbrooke Park SW
Calgary, Alberta

MLS # A2226026



\$735,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, (

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: NONE

AIR CONDITIONED! NEW ROOF! NEW SIDINGS! 3 FIREPLACES! SPRINKLER SYSTEM! RARE GEM BACKING ONTO A HUGE PLAYGROUND | CUL-DE-SAC | FAMILY SANCTUARY. WOW! Tucked away on a quiet cul-de-sac in the heart of Shawnessy, this stunning home is a hidden treasure for families who crave space, peace, and connection—with nature right outside the back door. Backs directly onto a MASSIVE green park & playground —perfect for kids, parties, BBQs, or just soaking in the sunshine. ? Surrounded by Green spaces and wonderful neighbour's- this is the kind of street you'll never want to leave. Step inside and feel the pride of ownership in this 2,013.1 SQFT above-grade home, boasting: 3 spacious bedrooms upstairs Bright and open main floor with large formal dining & living areas Cozy family room with a fireplace Functional kitchen with breakfast nook overlooking the backyard Main-floor laundry Three fireplaces for warmth and character One high-efficiency furnace. Meticulously maintained throughout But there's more… Fully developed illegal basement- featuring: A **huge living room for movies, game nights, or hosting A full bedroom and 3-piece bathroom Ideal for extended family, guests, or entertaining Plus, easy potential to suite with City approval—a savvy investment opportunity! This home truly checks every box: Backing onto nature Quiet, family-friendly cul-de-sac Close to schools, parks, shopping & transit Filled with warmth, space, and future potential Start the car, bring the family, and come see this rare opportunity before it's gone! Homes like this don't wait around— schedule your private showing today and step into a place you'll be proud to call home.

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