



**GRASSROOTS**  
REALTY GROUP

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**45 Shawbrooke Park SW**  
**Calgary, Alberta**

**MLS # A2226026**



**\$735,000**

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

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&hellip; 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&mdash;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&mdash; schedule your private showing today and step into a place you'll be proud to call home.

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