



GRASSROOTS
REALTY GROUP

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49 Shawbrooke Close SW
Calgary, Alberta

MLS # A2228712



\$685,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Garage Door Opener

Welcome to one of the most desirable communities in Calgary SW—Shawnessy! This beautifully renovated 4-bedroom, 3.5-bathroom home offers over 2,400 sq ft of thoughtfully designed living space, ideally located on a quiet street with a sunny south-facing backyard. The main floor features a modern kitchen with a large island, stylish backsplash, pantry, and wood staircase, along with spacious dining and laundry areas. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a walk-in closet and a 4-piece ensuite complete with a jacuzzi soaker tub and separate shower. The fully finished basement offers impressive features such as heated bathroom floors, an oversized shower, LED lighting, a large fourth bedroom, dedicated office space, and a media room—perfect for work and relaxation. Elegant wide-plank laminate flooring flows throughout the home. Key upgrades include all windows and patio door (2019), enhanced roof insulation (2019), new roof and right-side siding (2022), upsized basement bedroom windows, and recently replaced carpets. The heated garage is equipped with custom shelving and a separate panel. Enjoy the beautifully landscaped backyard with a sunroom, large patio, waterfall feature, mature trees, and a fire pit. Conveniently located near top-rated schools, Shawnessy Shopping Centre, Costco, Buffalo Run, and with quick access to Macleod Trail and the Southwest Ring Road—just 20 minutes from downtown and 40 minutes to the mountains. This is your chance to own an exceptional home in Shawnessy—book your private showing today!