

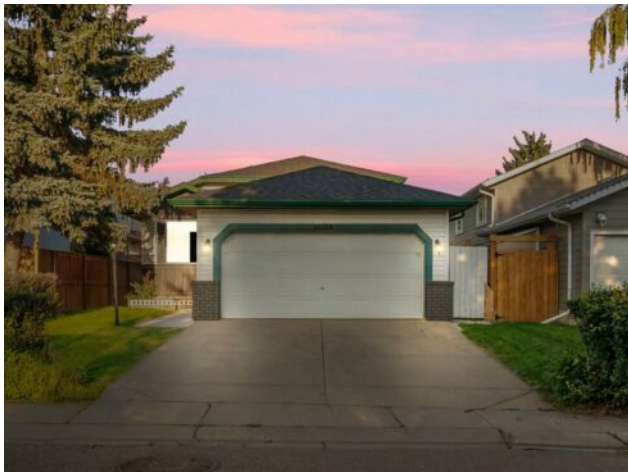


GRASSROOTS
REALTY GROUP

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16218 Shawbrooke Road SW
Calgary, Alberta

MLS # A2252475



\$595,999

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,094 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: N/A

Stunning four-level split in the sought-after SW community of Shawnessy with a double attached garage. Fully developed on all levels and perfectly located near shopping, schools, LRT, and just minutes to downtown Calgary. Bright, vaulted-ceiling living room with brand new vinyl flooring. Spacious kitchen with ample cabinetry, full appliance package, formal dining area, and breakfast nook. Upstairs features three bedrooms with brand new carpet, including a primary with walk-in closet. Lower level boasts a massive rec room—perfect for entertaining—and a fourth bedroom with window. Fully developed basement includes a flexible space for a fifth bedroom, office, or den. Enjoy the fully fenced, landscaped backyard