



**165 Shawbrooke Close SW  
Calgary, Alberta**

**MLS # A2139679**



**\$749,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This Shawnessey home truly offers the best of both elegance and functionality. Nestled in a serene cul-de-sac setting, it's the epitome of comfort and convenience, perfect for families seeking a peaceful retreat in Calgary. Step inside through the grand double doors, and you'll immediately feel the warmth of the bright and spacious living room. Its open-to-above design creates an inviting atmosphere, perfect for unwinding or hosting gatherings. Adjacent to the living space, the dining room opens up to a balcony/deck, providing a delightful outdoor escape. The kitchen is a chef's dream, equipped with stainless steel appliances, ample counter space, and a pantry, ensuring that every culinary need is met with ease. Upstairs, discover a well-appointed 4-piece bath and three generously sized bedrooms, including a master suite that exudes luxury. The master retreat features a large walk-in closet with built-in shelving and a lavish 5-piece ensuite bath complete with a bidet for added comfort and sophistication. The finished basement offers even more space for entertainment and leisure, with a massive recreation room ready to accommodate any activity. A convenient 3-piece bath and storage room round out the lower level, adding practicality to the home's layout. Conveniently situated close to the Shawnessy CTrain Station, this Shawnessey home offers easy access to Calgary's efficient public transit system. With its prime location, this residence puts you within easy reach of schools, playgrounds, transit options, and shopping amenities, ensuring that everything you need is just moments away. Don't miss out on the chance to make this Shawnessey home yours and experience the unparalleled lifestyle it offers in this vibrant Calgary community.