



**93 Shawbrooke Green SW
Calgary, Alberta**

MLS # A2147216



\$614,999

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,359 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: Garden Shed

A true gem in the desirable Shawnessy community, this beautifully cared for and meticulously maintained 2-bedroom, 2-bathroom bungalow boasts 1,359 sq ft of open-concept living space with high ceilings, creating an airy, bright, and inviting atmosphere. The heart of the home is the spacious kitchen, featuring an island with granite counters and abundant cabinet space – perfect for gathering and entertaining. This home also offers enhanced accessibility features like a wheel-in shower in the primary bathroom that was thoughtfully renovated in 2021 ensuring convenience for all. Recent upgrades include newer siding and a large portion of the roof (2022). The unfinished basement is a blank canvas to customize to your family's needs. Step outside to your private oasis – a sunny deck overlooking the backyard, ideal for outdoor living. Conveniently located near public transit, Fish Creek Park, and major highways, this home provides easy access to amenities while offering a tranquil retreat. The oversized double-attached garage with ample storage space complements this exceptional property. Don't miss your chance to make this beautifully maintained home your own!