



**49 Shawbrooke Close SW
Calgary, Alberta**

MLS # A2150286



\$649,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	1992 (32 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 Shingle	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: N/A

OPEN HOUSE ON SATURDAY, JULY 27, 2-4 PM!!!! Please enjoy the 3D tour of this charming house! Gorgeous 3-bedroom, 3.5-bath home with over 2400 sqft of living space and a great layout. Beautifully updated and renovated family home on a quiet street with a south-facing backyard. This elegant home features an updated kitchen with a large island, a modern backsplash, a pantry, wood stairs, a spacious dining area, and a laundry room. Upstairs are 3 spacious bedrooms, including a primary bedroom with a walk-in closet and a full 4-piece ensuite featuring a Jacuzzi soaker tub and shower. The finished basement has heated bathroom floors, a giant shower, LED lighting, and entertainment features in the bathroom. Additionally, there is an entire office, a large 4th bedroom, and a media room. The workmanship is top-notch, with wide plank laminate flooring throughout. There have been numerous updates to the property. All windows and the glass door on the main floor and upper level were upgraded in 2019. The roof insulation level was also increased in 2019. In 2022, the roof and right side siding were replaced, and the bedroom windows in the basement were upsized, along with upgrades to all the basement windows. Also, the carpets were replaced recently. The garage has overhead heating, shelving, and a separate panel. The yard features a large patio with a sunroom, waterfall, mature landscaping, and a fire pit. It is located in a fantastic location close to all amenities, including schools, parks, Shawnessy Shopping Centre, and Buffalo Run, an innovative new retail center. The home is within 400 meters of walking distance to an elementary school and junior high school, a 9-minute drive to Dr. E.P. Scarlett High School, less than a 10-minute drive to Costco, just a 20-minute drive to downtown Calgary, and only 40 minutes to the mountains. Enjoy quick and

easy access to Macleod Trail and the Southwest Ring Road. Indulge in the elegance of Shawnessy living—schedule your private viewing today!