



**199 Shawbrooke Manor SW  
Calgary, Alberta**

**MLS # A2150748**



**\$729,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Underground Sprinklers, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Shed

**\*\* OPEN HOUSE SATURDAY JULY 27 FROM 2 TO 4 PM \*\*** A rare find property that shows pride of ownership in the beautiful community of Shawnessy! This stunning property boasts an impressive 6 bedrooms and 2.5 bathrooms, offering over 2,900 sq. ft. of versatile living space perfect for a growing family or those who love to entertain. As you step inside, you'll be greeted by a spacious main floor featuring a large living room, a cozy family room with a fireplace, and a formal dining room perfect for hosting dinner parties. The expansive kitchen is a chef's delight, offering ample counter space and storage, while the convenient main-floor laundry room adds to the home's functionality. Additionally, the main floor includes a 2-piece bath, a versatile den/bedroom, and direct access to the double attached garage. Head upstairs to find four generously sized bedrooms. The master suite features a full ensuite bath for your privacy and convenience, while a large 4-piece bathroom serves the other bedrooms. The finished basement offers even more living space, complete with a large recreation room perfect for family gatherings or a home theater setup. An additional bedroom and a roughed-in bathroom complete this level, providing endless possibilities for customization. Outside, you'll find a large yard perfect for summer barbecues and outdoor activities. The concrete patio and the deck offer a wonderful space to relax and enjoy the fresh air. This home is ideally located within walking distance to schools, making the morning commute a breeze. Enjoy the natural beauty of nearby Fish Creek Park and take advantage of the convenient shopping and dining options. With easy access to Stoney Trail, commuting to other parts of the city is a breeze. Don't miss out on this incredible opportunity to own a spacious,

well-appointed home in the desirable Shawnessy community.