



**158 Shawbrooke Green SW
Calgary, Alberta**

MLS # A2150792



\$729,777

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,858 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled within the established community of Shawnessy, 158 Shawbrooke Green SW embodies the pinnacle of modern living. This meticulously maintained detached home boasts a wealth of features designed to elevate your lifestyle, all set on a generous corner lot spanning over 7500 sq ft in a peaceful cul-de-sac setting. Upon entry, you're greeted by the expansive main floor, where the open-to-below design creates an inviting atmosphere that's both spacious and welcoming. The heart of the home, a chef's kitchen, awaits, replete with high-end appliances, a convenient pantry, and a sizable island, ensuring every culinary endeavor is a delight. Adjacent to the kitchen, the living room beckons with its warm fireplace, providing the perfect backdrop for cozy evenings spent with loved ones. French doors lead to the patio, seamlessly connecting indoor and outdoor spaces, ideal for entertaining or simply enjoying the tranquility of the surroundings. Venture upstairs to discover three bedrooms, including a luxurious master retreat complete with an ensuite featuring a jetted tub, offering a private oasis for relaxation. An additional bathroom ensures convenience and comfort for family and guests alike. The lower level of this home has been thoughtfully finished to include a flexible flex room and a spacious rec room, providing endless possibilities for recreation and relaxation. A full bathroom adds to the convenience of this space. Outside, a wooden deck beckons, purpose-built for summer BBQs and al fresco dining, while the meticulously landscaped yard offers a serene escape from the hustle and bustle of daily life. This home is not only beautiful but also practical, with upgrades such as a heated double garage, central A/C, central vacuum system, Ring alarm system, keyless entries, and a water softener, ensuring comfort and convenience year-round. Conveniently

located close to schools, parks, and amenities, 158 Shawbrooke Green SW presents an unparalleled opportunity to embrace the epitome of luxury living in one of Calgary's most sought-after communities.