



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**101 Shawbrooke Green SW**  
**Calgary, Alberta**

**MLS # A2213238**



**\$554,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<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, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

Open House Sunday June 8, 2025 at 1: 00 Pm to 4:00 Pm. Walk-out to grade Bilevel! Fully developed with a huge size double front attached garage (22' x 22'). Trucks, big cars & SUV are perfect parking for them but still left with a big space for storage. When you are in the main floor, you'll notice right away the soaring vaulted ceiling of the living room, the open custom layout, the two sided fireplace, island kitchen with raised eating bar, hardwood floors and two very spacious bedrooms that could easily fit bedroom suite furniture. The bright & roomy dining area has a door leading to the deck. The huge flex room at the lower level is perfect for additional huge bedroom; for a home office; for a recreational room; exercise/yoga room; playroom or any room: - with its own 3-pc bath, big windows and walk out to a large South facing backyard. It comes in with stainless steel kitchen appliances and has a new washer & dryer. This home is just steps away to a park & playground.