

# \$729,900 - 16 Shawbrooke Park Sw, Calgary

MLS® #A2205299

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,975 sqft

Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Perfect Family Home! Over 1975 sqft 2 Storey home with a fully finished basement.

Shawnessy is an ultimate family community close to schools and shopping centers. This home has a spacious front living room that can be used as a multipurpose room. The rest of the main floor is an open concept and great for entertaining and spending time with a family.

The kitchen has lots of counter space, a corner pantry, stainless steel appliances with gas stove and extra large island. The best part is the views of the backyard and the green pathways. Upstairs has a bright primary bedroom with a large walk-in closet and a charming ensuite. Two additional bedrooms are very spacious with windows facing the front. The basement has a huge 4th bedroom, shower 3pc bathroom, and a large rec room (currently used for a home catering business but everything will be removed). The home is well-maintained and it has been updated in the last 2 years with a new roof, some new siding, new garage door, AC, and hot water tankless system. Book to view today!

Built in 2002

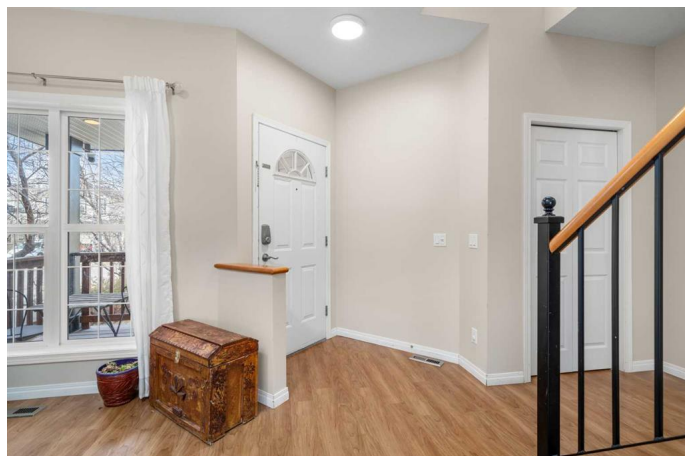
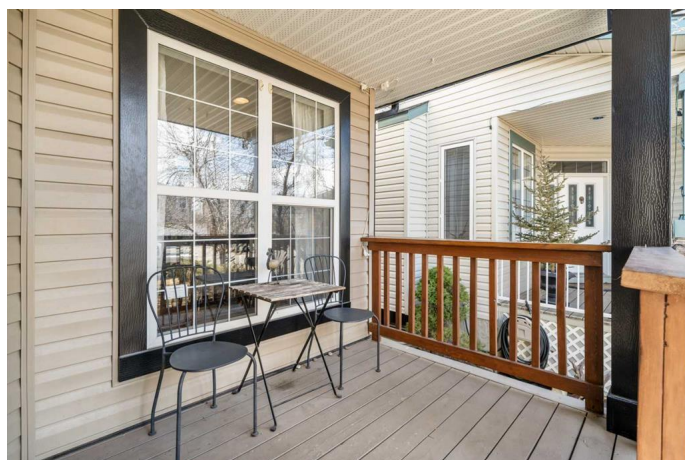
## Essential Information

MLS® # A2205299

Price \$729,900

Bedrooms 4

Bathrooms 4.00



Full Baths	3
Half Baths	1
Square Footage	1,975
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	16 Shawbrooke Park Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4L8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Gas Stove
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	38
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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