

45 Shawbrooke Park SW
Calgary, Alberta

MLS # A2286514



\$709,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,011 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Tucked away on a peaceful cul-de-sac in the heart of Shawnessy, this beautifully maintained family home is a rare find. Backing directly onto a huge green space and playground, it offers the perfect setting for children to play, summer BBQs, family gatherings, or simply enjoying the sunshine in your own private backyard oasis. Surrounded by mature trees and wonderful neighbours, this is truly a street you'll never want to leave. This 2,013 sq. ft. above-grade home showcases pride of ownership throughout and features air conditioning, a new roof, new siding, a sprinkler system, and three fireplaces for year-round comfort and charm. The bright and functional main floor offers spacious formal living and dining areas, a cozy family room with fireplace, a well-designed kitchen with breakfast nook overlooking the backyard, and convenient main-floor laundry. Upstairs, you'll find three generous bedrooms, ideal for a growing family. The basement adds value, featuring a large recreation room perfect for movie nights or entertaining, a full bedroom, and a 3-piece bathroom—ideal for guests or extended family. Located close to schools, parks, shopping, and transit, this home offers the perfect blend of space, comfort and location.