

11 Shawbrooke Circle SW
Calgary, Alberta

MLS # A2354181

\$639,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,355 sq.ft.	Age:	1991 (35 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Gazebo, Landscaped, Lawn, Level, Rectangular Lot		

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

Features: Ceiling Fan(s), Central Vacuum, Crown Molding, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows

Inclusions: Gazebo on Deck - TV and mount in master bedroom

OPEN HOUSE - SUNDAY 1-3 PM - Nestled within the beautiful community of Shawnessy, this charming detached bungalow offers a warm embrace to those seeking a spacious family home on. Boasting over 2537 SQUARE FEET OF LIVING SPACE, including a fully finished basement, this residence is designed for comfort and convenience. Step onto the front deck and enjoy your morning coffee while planning your day. Inside, discover an inviting entry space, access from the garage and an open floorplan with vaulted ceilings, creating an airy ambiance, complemented by crown molding. Enjoy the wood burning fireplace that adds warmth and character to the living room and dining spaces. Darker laminate flooring flows through the main level nicely contrasting with the lighter neutral wall colour. A generous eat in kitchen, adorned with large windows, leads effortlessly to the back deck featuring a gazebo and southwest facing backyard – perfect for summer evenings. Three good sized bedrooms grace the upper level, including a primary suite complete with a four-piece ensuite bath and walk-in closet. Completing this level are two additional bedrooms, and an UPDATED 4-PIECE MAIN BATHROOM for family or guests. Downstairs, there are two more bedrooms provide flexibility, alongside a dedicated office space or den and loads of STORAGE! You'll appreciate the convenience of having laundry room located in the basement adjacent to the spacious family room. Another 3 piece bathroom completes this lower level. NEW SHINGLES AND SIDING IN 2021, ensuring peace of mind for years to come. Walking distance to two schools and close proximity to major shopping centers, the recreation facility, and public transit/LRT, this home provides easy access to all your needs.