

52 Shawbrooke Manor SW
Calgary, Alberta

MLS # A2178412



\$644,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome Home to this fully finished 2 story home in the sought after community of Shawnessy SW | ON A Quite Street | LIGHT & BRIGHT | 3 Beds & 3.5 Baths | DOUBLE CAR GARAGE | CUSTOM FINISHES THROUGH OUT | 2100+ SQ FT of living space | The open layout main level features a warm and inviting front entrance leading to a large family room with stunning custom built-in wall unit, eating area and updated kitchen all perfect for entertaining with an island, pantry, & s.s.appliances. There is also a half bath & laundry room. The upper level features a large bonus room with a beautiful stone faced corner gas fireplace, 2 good sized bedrooms, full bath and a master bedroom with a 4 pc. en suite & skylight. The lower level is finished with a rec. room, 3pc. bathroom & guest bedroom & a wetbar. Other upgrades include tile & hardwood floors, renovated kitchen, paint throughout, finished 2 car garage & extensive work to the landscaping on this O/S lot with a large 2 tier deck, in privacy wall, custom planters, shed. Opportunities like this do not come up very often, call today to book your private showing. Click Virtual Tour/3D for in home viewing!