

# \$724,900 - 16117 Shawbrooke Road Sw, Calgary

MLS® #A2192275

**\$724,900**

4 Bedroom, 4.00 Bathroom, 1,914 sqft  
Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Welcome to this spacious UPDATED family home in Shawnessy. As you enter you are greeted with a grand front foyer, new Luxury Vinyl Plank flooring throughout the main and basement levels and a STUNNING BRIGHT KITCHEN with HIGH END APPLIANCES, QUARTZ COUNTERS and a LARGE ISLAND ideal for entertaining. Upstairs you will find the master retreat, with a spacious WIC and a luxurious 4pc ensuite, quartz counters and a soaker tub. There are 2 additional bedrooms upstairs along with a bonus room featuring soaring VAULTED CEILINGS and a corner fireplace. The lower level is complete with a 4th bedroom, rec area, and 3 pc bath with IN FLOOR HEAT. Enjoy the tranquil WEST FACING BACKYARD perfectly manicured yard surrounded by perennials, a new fence, a low maintenance Duradeck, and stone patio plus rear lane access. Other updates include NEW TRIPLE GLAZE WINDOWS (2017), NEW FURNACE (2020), NEW HOT WATER TANK (2020), NEW ROOF (2022), NEW VINYL SIDING (2022), and NEW AIR CONDITIONING (2024). Book your showing today!



Built in 1997

## Essential Information

MLS® #	A2192275
Price	\$724,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,914
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	16117 Shawbrooke Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3B3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	36
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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