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

MLS® #A2192275

### \$724,900

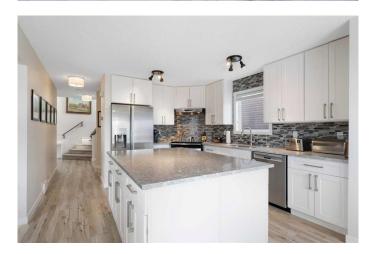
4 Bedroom, 4.00 Bathroom, 1,914 sqft Residential on 0.10 Acres

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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