

# \$775,000 - 170 Shawbrooke Green Sw, Calgary

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MLS® #A2256275

## \$775,000

5 Bedroom, 4.00 Bathroom, 2,083 sqft

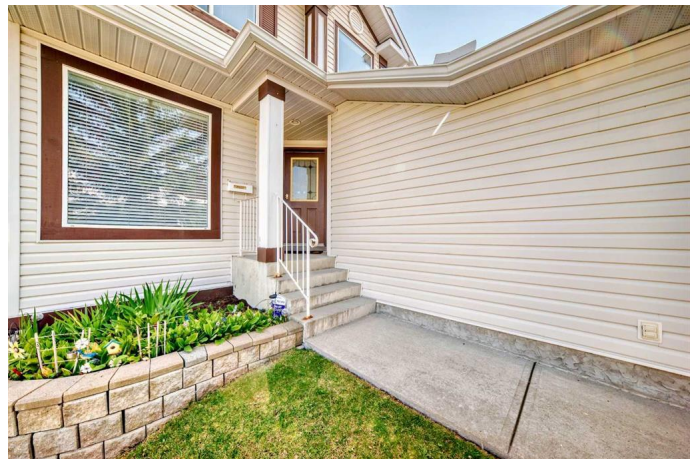
Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

Well maintained two Story Home in a quiet Cul De Sac, amazing location. The main floor begins with a bright high ceiling foyer and a front office. Leading to the rear of the house, the chef's kitchen features with stone countertops, white cabinets, tiled backsplash, a custom-built pantry and large island with eating bar. The adjacent dining area has a door leading onto the balcony overlooking the deep backyard and green belt. The family room features a large window allowing loads of natural light and is accented with a cozy fireplace. The main floor is completed by a two-piece powder bathroom and laundry room. Gleaming hardwood flooring throughout the main floor and upper staircase. The upper level offers two spacious bedrooms and the huge primary bedroom with walk-in closet and a 5 piece en suite. Walkout basement features a 4th bedroom, 3 piece bathroom and a large recreation room with wet bar. walkout basement backing onto greenspace. The huge rear private yard is completed by a stone patio and backs onto a greenspace. Recent upgrades including replacement of shingles, a newer furnace and hot water tank, replacement of the deck covering, fencing, renovated ensuite bathroom, custom-built kitchen pantry and flooring.

Built in 1998

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2256275    |
| Price          | \$775,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,083       |
| Acres          | 0.13        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 170 Shawbrooke Green Sw |
| Subdivision | Shawnessy               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 3C6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Wet Bar                                                                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                 |

**Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Private Yard                           |
| Lot Description   | Backs on to Park/Green Space<br>Behind, Private |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-CG                 |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Evertrust Realty |
|----------------|------------------|



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