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

MLS® #A2256275

## \$775,000

5 Bedroom, 4.00 Bathroom, 2,083 sqft Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

OPNE HOUSE 2-4pm on Saturday the 18th. Well maintained two Story Home in a quiet Cul De Sac, amazing location. The main floor begins with a bright high ceiling fover 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 Finished, Full, Exterior Entry, Walk-Out

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Backs on to Park/Green Spa

Behind, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 11th, 2025

Days on Market 47

Zoning R-CG

# **Listing Details**

Listing Office Evertrust Realty



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.