

\$550,000 - 16246 Shawbrooke Road Sw, Calgary

MLS® #A2121979

\$550,000

4 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

Open House cancelled. Welcome Home to 16246 Shawbooke Rd SW, Calgary! This stunning property boasts Elegance and Functionality. Featuring 4 bedrooms and 3 full bathrooms, this spacious home offers ample living space for families or professionals alike. The functional layout on the main floor flows seamlessly from the generous sized living room and dining room to the individual kitchen and breakfast nook area with large south facing windows that bring in tons of natural light and warmth on those cold Calgary winter days. On the upper level, you will be greeted with 3 bedrooms, the generous master bedroom features a vaulted ceiling, his and her closets and a functional 4-piece ensuite. The other 2 good sized bedrooms share 1 full main bathroom. Moving down the first lower level reveals a huge family room, equipped with custom built-in shelving and a gas fireplace with tile surround, creating an ideal spot for relaxation and family gatherings. This level also has an extra bedroom with its own 3pc bathroom (a standing shower)! The lowest level of the home is both spacious and customizable with lots of storage place, a functional laundry room and extra space that you can turn into a home office or a fitness space! This family home has been well maintained and EXTENSIVELY updated over the years, key updates include a newer Roof (2017), new vinyl Siding (2023), a new Furnace (2022), a new Hot Water Tank (2021), a new Washer (2023), new LVP Flooring



through out main floor, upper floor and first lower floor, a newer Dishwasher (2021), new Windows in most rooms, and new casing and baseboards for the main and upper floors. Outside the mature garden offers a peaceful setting with fenced backyard, flower beds, trees and spacious patio. Situated on a cul-de-sac and a short walk to the nearby bus stop, playgrounds, green space and shopping centres, this home offers 2,068 sq ft of developed area on 4 levels blending warmth with convenience. Schedule your private viewing today and start to experience this true gem in a well established community that combines pride of ownership and convenience, this home is a must-see.

Built in 1994

Essential Information

MLS® #	A2121979
Price	\$550,000
Sold Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,229
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	16246 Shawbrooke Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y3C1

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener

Interior

Interior Features Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas Log

Has Basement Yes

Basement Finished, See Remarks

Exterior

Exterior Features Private Yard

Lot Description Cul-De-Sac, Pie Shaped Lot, See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2024

Date Sold April 22nd, 2024

Days on Market 11

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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