

16157 Shawbrooke Road SW
Calgary, Alberta

MLS # A2206963



\$715,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Storage		

Inclusions: N/A

Welcome to this thoughtfully maintained and beautifully updated two-storey home offering nearly 2,600 square feet of developed space in the heart of Shawnessy. This home stands out with its clean curb appeal, updated interior, and west-facing backyard - allowing the enjoyment of the afternoon and evening light. A spacious foyer with vaulted ceilings makes a warm first impression, with natural light pouring in from the large front windows. The front living and dining areas are well-proportioned for hosting, while the two-toned kitchen is designed to impress—featuring granite countertops, stainless steel appliances, a walk-in pantry, and a stylish granite backsplash. A bright breakfast nook with bay windows opens to the back deck, creating a seamless indoor-outdoor flow. Upstairs, the home offers a large bonus room with a cozy fireplace, perfect for movie nights or quiet evenings. The primary suite easily fits a king-size bed and features an updated 4-piece ensuite with a soaker tub, walk-in shower, and a generous walk-in closet. Two additional bedrooms and an upgraded main bathroom complete the upper level. The upper floor features engineered hardwood in the bedrooms, bonus room and hallway, with tile in the bathrooms - no carpet! The fully finished basement expands your options with a spacious rec room, a third full bathroom, and a flexible room ideal for a home office, gym, or guest space. Additional features include updated flooring and bathroom vanities upstairs, central air conditioning, a tankless hot water system, central vacuum, and a premium Interlock metal roof. The insulated double garage and main floor laundry room add to everyday convenience. This is a truly family-friendly neighbourhood, located just minutes from schools (both Public and Catholic), LRT, the Shawnessy YMCA, library, shopping, parks, and extensive pathways.