



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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170 Shawbrooke Green SW  
Calgary, Alberta

MLS # A2256275



**\$775,000**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Shawnessy                                                                 |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 2 Storey                                                                  |        |                   |
| Size:     | 2,083 sq.ft.                                                              | Age:   | 1998 (27 yrs old) |
| Beds:     | 5                                                                         | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                                    |        |                   |
| Lot Size: | 0.13 Acre                                                                 |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, No Neighbours Behind |        |                   |

|             |                                                            |            |      |
|-------------|------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                    | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                             | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                            | Condo Fee: | -    |
| Basement:   | Finished, Full, Separate/Exterior Entry, Walk-Out To Grade | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                   | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                            | Utilities: | -    |
| Features:   | See Remarks, Wet Bar                                       |            |      |

**Inclusions:** Central Vacuum System and Attachments, Fridge (basement), Shed in backyard

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 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.