



45 Shawbrooke Park SW, Calgary, Alberta - \$735,000



Main Photo

Property Description

AIR CONDITIONED! NEW ROOF! NEW SIDINGS! 3 FIREPLACES! SPRINKLER SYSTEM! RARE GEM BACKING ONTO A HUGE PLAYGROUND | CUL-DE-SAC | FAMILY SANCTUARY.

WOW! Tucked away on a quiet cul-de-sac in the heart of Shawnessy, this stunning home is a hidden treasure for families who crave space, peace, and connection—with nature right outside the back door.

Backs directly onto a MASSIVE green park & playground —perfect for kids, parties, BBQs, or just soaking in the sunshine.

? Surrounded by Green spaces and wonderful neighbour's- this is the kind of street you'll never want to leave.

Step inside and feel the pride of ownership in this 2,013.1 SQFT above-grade home, boasting:



3 spacious bedrooms upstairs
Bright and open main floor with large formal dining & living areas
Cozy family room with a fireplace
Functional kitchen with breakfast nook overlooking the backyard
Main-floor laundry
Three fireplaces for warmth and character
One high-efficiency furnace.
Meticulously maintained throughout

But there's more...

Fully developed illegal basement- featuring:
A **huge living room for movies, game nights, or hosting
A full bedroom and 3-piece bathroom
Ideal for extended family, guests, or entertaining
Plus, easy potential to suite with City approval—a savvy investment opportunity!

This home truly checks every box:
Backing onto nature
Quiet, family-friendly cul-de-sac
Close to schools, parks, shopping & transit
Filled with warmth, space, and future potential
Start the car, bring the family, and come see this rare opportunity before it's gone! Homes like this don't wait around— schedule your private showing today and step into a place you'll be proud to call home.

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