



163 Shannon Circle Calgary Alberta

\$674,900

Beautiful 2 Storey featuring 3 bedrooms with 3.5 baths, hardwood floors in mint condition on main level, stairs and through out the upper level, solid oak cabinets in kitchen also in top condition with plenty of cupboard space. There is a nook off the kitchen leading into the west backyard with a deck and a patio. The separate living and dining rooms, are great for entertaining also the family room off the nook with fireplace allows toasty TV watching on those cold winter nights. There are 3 good sized bedrooms bedrooms up, the large master has a 3 piece en-suite and walk-in closet. The fully developed basement comes with rec room with wet bar, 4 piece bath and large storage room, very suitable for a day home. Let's not forget the sunny west back yard which is beautifully landscaped allowing for privacy. (id:6769)

Primary Bedroom 4.42 M x 4.14 M

Bedroom 3.43 M x 3.10 M

Bedroom 3.33 M x 2.87 M

4pc Bathroom 2.34 M x 2.19 M

3pc Bathroom 2.95 M x 1.91 M

Family room 6.55 M x 3.05 M

Recreational, Games room 4.19 M x 3.89 M

4pc Bathroom 2.95 M x 1.50 M

Other 2.49 M x 2.29 M

Living room 4.12 M x 3.20 M

Dining room 3.02 M x 2.90 M

Kitchen 3.30 M x 2.64 M

Breakfast 3.91 M x 2.64 M

Family room 4.70 M x 4.14 M

2pc Bathroom 1.63 M x 1.52 M

Laundry room 2.03 M x .86 M

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net