



## 20 Shannon Hill Calgary Alberta

\$640,000

Look no further than 20 Shannon Hill SW for your next home. Located in the well-established community of Shawnessy, this fully landscaped bi-level home is located on a quiet cul-de-sac close to schools, shopping centers, parks and Cardel Rec South and much more. Over 2300 SQFT of living space, the home has been kept in meticulous condition. Walking into the home, on the main floor you will find a vaulted ceiling and a large window allowing for a vast amount of sunlight. Here you will find the living and dining rooms with a brick fireplace perfect for hosting family and friends. The u-shaped kitchen consists of stainless-steel appliances and leads into the breakfast nook and enters onto the large deck and backyard. The main floor has a great layout with two large bedrooms, including the primary bedroom consisting of a walk-in closet and a 4- piece ensuite. The fully developed basement consists of two additional large bedrooms, and an open concept recreation/living space, perfect for entertaining family and friends. Don't miss out on the opportunity to make this your new home, book in your showing! (id:6769)

Bedroom 11.67 Ft x 10.75 Ft

Bedroom 12.00 Ft x 11.92 Ft

Recreational, Games room 27.00 Ft x 21.17 Ft

Storage 8.42 Ft x 7.92 Ft

Furnace 19.08 Ft x 8.42 Ft

4pc Bathroom 13.08 Ft x 8.83 Ft

3pc Bathroom 7.25 Ft x 4.92 Ft

Bedroom 11.75 Ft x 8.83 Ft

Breakfast 10.50 Ft x 8.17 Ft

Dining room 10.67 Ft x 8.33 Ft

Kitchen 14.83 Ft x 10.67 Ft

Living room 12.58 Ft x 12.33 Ft

Foyer 8.75 Ft x 6.67 Ft

Primary Bedroom 14.75 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<https://www.amarjoshi.maxwelleitrealty.com/>

**RE/MAX**

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

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