



34 Shannon Terrace Calgary Alberta

\$719,900

Experience this stunning 5-bedroom residence nestled in a peaceful cul-de-sac within the highly sought-after Shawnee community--explore every corner through our immersive 3D tour! The main floor features vinyl plank flooring that flows seamlessly from the welcoming front entryway into a well-lit, practical kitchen. A separate living space provides a quiet retreat away from the lively common areas, while the dedicated dining room makes entertaining effortless--or opt for a main floor office to suit your needs. Flooded with natural light, the expansive family room serves as a warm gathering spot, complete with a charming wood-burning fireplace--perfect for cozy evenings. The upper level boasts 3 generously sized bedrooms, featuring a large primary suite with a spacious en-suite for added comfort. Below, the fully finished walkout illegal basement suite adds even more functional space, offering an additional 2 bedrooms, a three-piece bathroom, a laundry area, and a compact kitchen--ideal for guests or independent young adults. Additional features include two new sets of washers and dryers for convenience, a new hot water tank, and a replaced roof (2017) for peace of mind. Beyond the stylish interiors, the location is second to none! Essential amenities, including grocery stores, restaurants, and retail centers, are all within walking distance. Families will walk and appreciate the proximity to an elementary School and a junior high school. Enjoy nature's beauty with quick access to Fish Creek Provincial Park, while shopping and entertainment options abound at Shawnessy Shopping Centre and the innovative Buffalo Run retail hub. Need to stock up? Costco is less than 10 minutes away by car. Commuters will love the effortless 20-minute drive to downtown Calgary, while outdoor enthusiasts can escape to the breathtaking Rocky Mountains in just 40 minutes! Convenience is at ...

Bedroom 12.92 Ft x 10.50 Ft

Bedroom 14.67 Ft x 13.00 Ft

Office 9.17 Ft x 10.50 Ft

Kitchen 16.67 Ft x 10.42 Ft

Storage 5.33 Ft x 3.42 Ft

3pc Bathroom Measurements not available

Dining room 11.42 Ft x 11.00 Ft

Breakfast 8.50 Ft x 12.83 Ft

Foyer 9.92 Ft x 7.92 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.50 Ft x 19.08 Ft

Bedroom 10.08 Ft x 11.00 Ft

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Listing Presented By:



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RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

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

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

Kitchen 8.50 Ft x 11.75 Ft
Living room 13.50 Ft x 12.83 Ft
Family room 14.00 Ft x 15.33 Ft

Bedroom 9.50 Ft x 13.58 Ft
4pc Bathroom Measurements not available
4pc Bathroom Measurements not available