



202 Shannon Hill Calgary Alberta

\$759,900

Stunning Upgraded Home in PRIME Shawnessy LOCATION. Welcome to your new, BEAUTIFULLY UPDATED HOME nestled on a QUIET, mature street just minutes from transit, shopping, and schools. Featuring a fully REMODELLED kitchen with NEW gleaming QUARTZ countertops, NEW tile backsplash, fresh white cabinetry, and stainless-steel appliances—including a NEW GAS STOVE with DOUBLE-OVENS—this kitchen is a dream for any home chef. Enjoy the separate coffee area, a perfect way to start your day. The main floor offers versatile living spaces, including a SPACIOUS living room with HARDWOOD floors, a wood-burning FIREPLACE with gas igniter, and oversized windows that fill the home with natural light. There's also a bright family room and a formal dining room with built-in cabinetry—perfect for entertaining or easily converted into a home office. A convenient 2-piece bathroom and main floor laundry add to the functionality. Upstairs, the expansive PRIMARY Bedroom features DUAL walk-in closets and a renovated LUXURIOUS 5-piece Ensuite complete with HEATED-FLOORS, a deep soaking tub, and a CUSTOM-TILED shower. Two additional well-sized bedrooms and a beautifully renovated 3-piece bathroom complete the upper level. Downstairs offers a fully finished basement, complete with a full kitchen, 3-piece bath, spacious bedroom, and large living area, plus generous storage - ideal as a mortgage helper or space for your growing or extended family. Enjoy the outdoors in your PRIVATE, landscaped backyard with a deck, concrete patio, pergola, outdoor fire pit area and sprinkler system designed for hanging baskets, which is on a timer. The LIFETIME slate TILE ROOF, Newer AC, Newer Furnace, Newer TANKLESS Hot Water System, and Newer water softener ensure COMFORT and EFFICIENCY year-round. A double front-attached garage adds convenience. All of this, just a 15-minute walk to the LRT and a quick drive to Sh...

Primary Bedroom 13.00 Ft x 19.08 Ft

5pc Bathroom 13.00 Ft x 8.42 Ft

Bedroom 9.92 Ft x 11.25 Ft

Bedroom 9.92 Ft x 11.00 Ft

3pc Bathroom 7.33 Ft x 7.42 Ft

Living room 12.08 Ft x 20.08 Ft

Kitchen 10.08 Ft x 10.75 Ft

Breakfast 9.58 Ft x 14.83 Ft

Dining room 11.75 Ft x 10.92 Ft

Living room 13.00 Ft x 16.83 Ft

a

Listing Presented By:



Originally Listed by:
Power Properties

<http://rwrealtgroup.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Kitchen 8.75 Ft x 14.33 Ft

Bedroom 12.08 Ft x 9.33 Ft

3pc Bathroom 8.08 Ft x 8.33 Ft

Family room 12.92 Ft x 15.58 Ft

2pc Bathroom 5.50 Ft x 4.92 Ft