



49 Shannon Circle Calgary Alberta

\$599,900

This traditional, AIR-CONDITIONED, DETACHED 4-LEVEL SPLIT in the desirable community of Shawnessy, offers nearly 2,500 SQ FT OF LIVING SPACE on a QUIET STREET, SOUTH FACING backyard, backs onto a GREENBELT PATHWAY w/ no direct rear neighbours & steps to green space & playground. Featuring 3 BEDROOMS & 2 FULL BATHROOMS this home is the perfect blend of comfort and style. The THIRD-LEVEL WALKOUT opens to a beautifully landscaped GARDEN-STYLE BACKYARD OASIS, complete w/ Double GATES on side of house to enter backyard, paving stones, perennials, an 8x8 METAL GAZEBO, & a GAS BBQ HOOKUP- BBQ included! Basement offers room for a full recreational/games set up, including pool tables, shuffle boards and seating. Or maybe a young adult wants to use the space for their own living area....there are so many options for this space! Next to the laundry room, is a 10'x7' room that could be used as a workshop, extra storage or another office! Inside the house, you'll love the GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, GAS STOVE, LARGE PANTRY, & ORIGINAL OAK HARDWOOD FLOORS & Cabinets that are in exceptional condition. A cozy WOOD-BURNING FIREPLACE w/ gas starter, original brick face, oak mantle, & brick hearth, as well as built-in oak shelving, create a warm & inviting ambiance. The DOUBLE ATTACHED GARAGE is fully equipped w/ a COMMERCIAL-GRADE GAS HEATER, belt opener, keyless entry pad, & dual man doors for convenient backyard access. Additional highlights include, NO POLY B PIPING, a HUGE CRAWL SPACE, 4x6 SHED for outdoor equipment storage, & a FULLY FENCED YARD w/ white VINYL fencing, entire one side of property (maintenance free), double chain link fence along the back of property WITH fancy DOG RUN off of the patio, perfect for families & pets alike. LOCATION, LOCATION, LOCATION! You don't have to drive through the community to get to the house, which is a bonus! St...

Den 11.00 Ft x 9.00 Ft

Primary Bedroom 13.67 Ft x 10.50 Ft

Bedroom 10.00 Ft x 9.00 Ft

4pc Bathroom 15.00 Ft x 11.00 Ft

Recreational, Games room 19.00 Ft x 13.00 Ft

Family room 17.00 Ft x 14.00 Ft

Bedroom 10.50 Ft x 9.00 Ft

3pc Bathroom 7.50 Ft x 5.00 Ft

Kitchen 11.50 Ft x 10.50 Ft

Dining room 9.00 Ft x 7.00 Ft

a

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.



Real Estate Professionals Inc.

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

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

Laundry room 10.00 Ft x 10.00 Ft

Living room 20.50 Ft x 11.00 Ft

Other 10.00 Ft x 7.50 Ft