

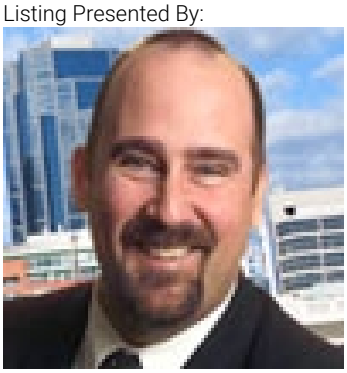
175 Shannon Circle Calgary Alberta

$750,000

LIVE UP, RENT DOWN! 1 BEDROOM ILLEGAL BASEMENT SUITE WITH SPLIT STAIRCASE SEPARATE ENTRANCE -- IDEAL MORTGAGE HELPER, IN-LAW SUITE, AIRBNB OR MULTI-GENERATIONAL LIVING | Beautifully maintained family home in Shawnessy offering OVER 3200 sq. ft. of DEVELOPED living space in the highly desirable community of Shawnessy. Tucked away on a quiet circle with virtually no through traffic, this exceptional property combines generous living areas, a functional floor plan, and an unbeatable location close to schools, parks, shopping, and transit. The inviting main floor is designed for both everyday living and entertaining, featuring an extra-large living room, formal dining room, and a warm, welcoming family room highlighted by a cozy wood-burning fireplace. The spacious kitchen offers abundant cabinetry, a large pantry, and a bright breakfast nook overlooking the backyard, while the adjoining coffee room creates the perfect space to enjoy your morning coffee or expand your kitchen workspace. Central vacuum adds everyday convenience throughout the home. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary retreat complete with a walk-in closet and a luxurious ensuite featuring a relaxing jetted Jacuzzi tub. The professionally finished walk-up basement suite (illegal) provides incredible flexibility with over 1,000 sq ft living space, 1 bedroom, full 3 pc bath, a massive recreation room, a private office, spacious kitchen area, extensive storage, and a large IKEA storage cabinet that will remain with the home. Outside, the fully fenced backyard offers excellent privacy thanks to rear lane access, while the underground sprinkler system helps keep the landscaping lush and green. The double attached garage includes a workbench and built-in storage shelving, making it perfect for hobbyists or extra organization. Location is ev...

Bedroom 11.83 Ft x 9.42 Ft
4pc Bathroom 8.92 Ft x 5.00 Ft
Den 11.92 Ft x 13.92 Ft
Kitchen 15.50 Ft x 10.25 Ft
Recreational, Games room 17.92 Ft x 23.75 Ft
Breakfast 12.33 Ft x 17.08 Ft
Family room 12.42 Ft x 15.92 Ft
2pc Bathroom 5.42 Ft x 5.08 Ft
Laundry room 5.75 Ft x 8.75 Ft
Bedroom 11.83 Ft x 10.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Furnace 7.58 Ft x 5.08 Ft

Foyer 7.42 Ft x 7.67 Ft

Living room 14.83 Ft x 16.50 Ft

Dining room 15.50 Ft x 9.67 Ft

Kitchen 10.08 Ft x 9.92 Ft

Bedroom 11.83 Ft x 10.42 Ft

4pc Bathroom 11.83 Ft x 6.92 Ft

Primary Bedroom 15.50 Ft x 14.42 Ft

4pc Bathroom 12.42 Ft x 10.08 Ft