



265 Shannon Estates Terrace Calgary Alberta

\$739,900

RENOVATED, PRIME LOCATION, \$100K INVESTED, 35+...Tucked away in a private end-unit position in established Shawnessy, this exceptionally upgraded, spacious home offers over 2,500 square feet of finished, modern living space. This renovated end unit sits on a premium location with over 100k invested and features one of the largest floor plans in the complex, striking an ideal balance between practical function, casual elegance, and worry-free peace of mind. Stepping inside the freshly painted interior, the main level opens to a bright, airy layout highlighted by soaring 9-foot ceilings with updated knockdown finishes, refinished hardwood floors, sleek metal stair railings, and custom top-down bottom-up blinds. Expansive windows fill every corner with light, complemented by high-efficiency LED pot lights, fixtures, and ceiling fans throughout. The front reception and formal dining areas flow smoothly into a central family room, where a classic three-sided fireplace serves as an inviting focal point. At the center sits the well-appointed kitchen, complete with solid granite countertops, practical rollout drawers, a pantry with modular built-in shelving, under-cabinet LED strip lighting, and upgraded appliances including a new gas stove (with electric preserved), new fridge, and new microwave. A sunny breakfast nook provides a welcoming spot for morning coffee. The main-floor primary suite offers a luxurious retreat. The completely renovated ensuite features a double-sink vanity with quartz countertops, walk-in closet with modular built-in shelving, and a custom steam shower. For ultimate convenience, the washer and dryer have been relocated directly into the primary suite, while original laundry hookups near the garage entrance remain for optional placement. Downstairs, the fully finished lower level extends your living space, featuring 9' smooth flat ceilings and mod...

Recreational, Games room 20.25 Ft x 16.50 Ft

Bedroom 11.67 Ft x 13.58 Ft

Office 14.00 Ft x 14.92 Ft

Furnace 18.83 Ft x 15.92 Ft

4pc Bathroom 11.58 Ft x 4.92 Ft

Dining room 10.67 Ft x 8.58 Ft

Living room 10.58 Ft x 8.67 Ft

Primary Bedroom 10.50 Ft x 22.92 Ft

Family room 11.58 Ft x 19.33 Ft

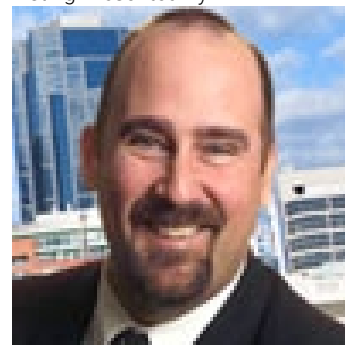
Other 7.17 Ft x 6.75 Ft

4pc Bathroom 12.33 Ft x 9.58 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

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Listing Presented By:



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Kitchen

10.58 Ft x 10.92 Ft

Dining room

14.50 Ft x 14.33 Ft

Storage

5.08 Ft x 5.00 Ft

Foyer

11.33 Ft x 4.33 Ft