



40 Shannon Gardens Calgary Alberta

\$615,000

Welcome to this beautifully maintained, warm and inviting 2-storey home in the heart of Shawnessy -- built by Jager and perfectly situated on a quiet cul-de-sac just steps from a neighbourhood playground. Offering 3 bedrooms and 2.5 bathrooms, this detached home blends comfort, functionality, and thoughtful updates throughout. A spacious foyer with high ceilings welcomes you inside and leads to the open-concept main floor, where everyday living feels effortless. The kitchen offers ample space for a large dining table, making it the perfect gathering spot for family meals and entertaining. You'll appreciate the stainless steel appliances (refrigerator with water line), bamboo countertops, heated tile flooring, and the seamless flow into the inviting living room complete with laminate plank floors and a cozy fireplace. Upstairs, the oversized primary bedroom provides a peaceful retreat with a generous walk-in closet and private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom complete the upper level, offering flexibility for family, guests, or a home office. The fully finished basement expands your living space with plenty of room for a play area, media setup, or game-day lounge -- spacious enough to accommodate multiple seating areas for comfortable entertaining. This home has been exceptionally well cared for, with valuable updates already completed: a rubber roof installed less than five years ago; a new on-demand water heater and water softener replaced in 2021; fence repainted within the last two years; low-maintenance landscaping; and an insulated double attached garage for year-round convenience. Step outside to enjoy the full composite deck -- perfect for summer evenings -- along with approximately 12 feet of patio stone for additional outdoor seating. Move-in ready with flexible possession available, this is a wonderful opportunity to s...

Primary Bedroom 14.00 Ft x 14.58 Ft

Bedroom 8.33 Ft x 11.00 Ft

Bedroom 8.25 Ft x 12.25 Ft

Other 10.75 Ft x 5.00 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

4pc Bathroom 8.58 Ft x 9.00 Ft

Kitchen 12.00 Ft x 10.00 Ft

Dining room 12.00 Ft x 8.33 Ft

Pantry 4.00 Ft x 4.00 Ft

Family room 21.83 Ft x 18.00 Ft

Foyer 12.00 Ft x 7.67 Ft

Laundry room 7.17 Ft x 5.08 Ft

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Listing Presented By:



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CIR Realty

<https://amandahiggs.cirrealty.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Storage 6.67 Ft x 3.50 Ft
Furnace 6.75 Ft x 9.67 Ft

2pc Bathroom 4.58 Ft x 4.58 Ft