



## 57 Shannon Crescent Calgary Alberta

\$719,900

CORNER LOT | NEW ROOF | GREAT LOCATION | Welcome to 57 Shannon Crescent SW! Located on a quiet crescent just steps to schools, parks and community center! Easy access to James McKeivitt too! Great curb appeal on this large corner lot! The roof was just replaced August 2024 too! Walk into the bright front living room with vaulted ceilings and open to the formal dining space. The kitchen has heated floors and a breakfast nook and is open to the living room with wood burning fireplace. Laundry and a 2 piece bath completes the main level. Upstairs you will find 3 good sized bedrooms including the primary with walk in closet and 3 piece ensuite. The second bedroom has hardwood under the carpet and there's a shared 4 piece bath too! The finished basement has a fourth bedroom with additional electric baseboard heat in basement bedroom, full bath and tons of storage. The South backyard is very private, large deck (gazebo and mosquito net included) Off the deck is a great stone patio with fireplace, plus grass for the kids to play in too! Double attached garage, windows replaced in approximately 2015 too! (id:6769)

Living room 22.17 Ft x 14.75 Ft  
 Bedroom 12.50 Ft x 11.33 Ft  
 Storage 19.33 Ft x 8.00 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Kitchen 13.42 Ft x 11.58 Ft  
 Dining room 14.00 Ft x 10.00 Ft  
 Living room 13.00 Ft x 10.17 Ft  
 Family room 18.50 Ft x 11.42 Ft

Laundry room 7.75 Ft x 6.17 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 13.50 Ft x 12.58 Ft  
 Bedroom 13.33 Ft x 8.83 Ft  
 Bedroom 10.50 Ft x 8.83 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Other 5.00 Ft x 5.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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