



## 77 Shannon Circle Calgary Alberta

\$720,000

OPEN HOUSE NOV.9 (2-4 PM) Check out 3D Walkthrough! Welcome to this immaculate, five-bedroom gem in the sought-after community of Shawnessy. This spacious home has been beautifully maintained, offering a blend of modern amenities and charming details throughout. Step inside to find elegant Mirage hardwood flooring that flows seamlessly through the main level, setting the tone for a warm, inviting space. The heart of the home is the expansive kitchen, featuring a massive island perfect for family gatherings, a newly refreshed design, and stainless steel appliances (updated in 2021) including a desirable gas range. The kitchen is complemented by a large pantry, providing ample storage, and a nearby formal dining room ideal for hosting guests. Just off the dining area, you'll find access to the backyard, a true oasis with mature trees, lush landscaping, and privacy. The outdoor space boasts a tranquil patio complete with a hot tub, a picturesque pond with a waterfall, and a large shed for added storage. The yard also has raspberry, strawberry, and rhubarb bushes for those who love fresh, homegrown produce. Upstairs, the huge primary bedroom awaits, complete with a luxurious five-piece ensuite featuring a jetted soaker tub, his and her sinks, and ample space to unwind. There are three more generously sized bedrooms on this level, as well as an additional full bathroom. The home's heating and cooling needs are well-covered with Air Conditioning and two 60-gallon water tanks, ensuring hot showers for everyone in the household. The fully permitted basement offers two recreational rooms, giving you plenty of options for a home theater, gym, or playroom. With 3.5 bathrooms in total, convenience is never compromised, and the heated double garage makes winter mornings much easier. Hardie board siding, a newer roof (installed in 2020), and a water softener system add durability ...

4pc Bathroom 11.67 Ft x 6.83 Ft

5pc Bathroom 11.50 Ft x 10.00 Ft

Bedroom 11.83 Ft x 10.00 Ft

Bedroom 11.83 Ft x 10.33 Ft

Primary Bedroom 16.08 Ft x 14.42 Ft

3pc Bathroom 7.67 Ft x 4.92 Ft

Recreational, Games room 15.17 Ft x 12.67 Ft

2pc Bathroom 5.42 Ft x 5.00 Ft

Dining room 15.33 Ft x 11.50 Ft

Family room 16.17 Ft x 15.83 Ft

Living room 14.75 Ft x 14.58 Ft

Kitchen 11.17 Ft x 9.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty

**RE/MAX Realty Professionals**

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Bedroom 18.08 Ft x 9.42 Ft  
Bedroom 13.33 Ft x 10.33 Ft

Laundry room 6.08 Ft x 8.83 Ft