



**GRASSROOTS**  
REALTY GROUP

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**269 Shannon Estates Terrace SW**  
**Calgary, Alberta**

**MLS # A2240064**



**\$624,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnessy                 |               |                   |
| <b>Type:</b>     | Residential/Triplex       |               |                   |
| <b>Style:</b>    | Bungalow-Villa            |               |                   |
| <b>Size:</b>     | 1,300 sq.ft.              | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 2                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached    |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                 |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Concrete  | <b>Condo Fee:</b> | \$ 452 |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco   | <b>Zoning:</b>    | M-CG   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s) |                   |        |

**Inclusions:** Laundry room fridge, Primary bedroom closet jewelry rack, Security system

Welcome to this stunning bungalow villa, showcasing an array of upgrades and amenities! Stepping inside, the inviting front entrance opens into a well-appointed front office, perfect for working from home or managing daily tasks. Designed for both beauty and practicality, the kitchen features stainless steel appliances, elegant granite countertops, and a corner pantry for optimal storage. The open layout seamlessly connects the kitchen to the back deck through the nook space, providing flexibility for casual dining or a cozy sitting area creating an ideal space for indoor-outdoor living. Adjacent to the kitchen, the dining room flows effortlessly into both the living room and kitchen, making it perfect for entertaining. At the heart of the home, the living room is a warm and inviting space centered around a triple-sided fireplace with a tile surround and mantle with an abundance of natural light flowing through this space. The primary bedroom is a true retreat, offering a spacious layout and a luxurious 4-piece ensuite including dual vanities and a large walk-in shower, while the double walk-in closet provides exceptional storage and organization. A 2pc powder room, main level laundry and access to the double attached garage completes this main floor. Descending to the fully developed basement, the open living space continues with endless possibilities. The generous family room offers flexibility for use as a secondary living area, home gym, or office space, all centered around a corner fireplace with a tile surround and mantle. A large secondary bedroom and a spacious 4-piece bathroom make this level perfect for guests or additional family members. A massive storage area ensures plenty of room for organization completing this lower level! Additional features include wiring for a security system. From its thoughtful design to its high-end finishes, this home is ready to provide

comfort, style, and functionality! Pride of ownership is seen throughout!