



GRASSROOTS
REALTY GROUP

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57 Shannon Circle SW
Calgary, Alberta

MLS # A2269714



\$669,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,219 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s)		

Inclusions: Hood Fan

OPEN HOUSE SUN NOV 23, 2PM-3:30PM. Welcome home! This inviting bi-level walkout home combines warmth, style, and thoughtful upgrades and nicely nestled on a huge treed lot with direct access to peaceful green space right out your back door! The open-concept main level features soaring ceilings that fill the living and dining areas with natural light and the beauty of real hardwood floors add warmth and timeless charm throughout. The updated kitchen showcases maple cabinetry, granite countertops, and brand-new stainless steel appliances, offering both beauty and functionality. Two spacious bedrooms on the main level (easily converted back to three) plus two full bathrooms provide flexibility and comfort for family or guests. The bright walkout lower level features in-floor heating, wide-plank luxury vinyl flooring, a large recreation room with cozy gas fireplace, a third & 4th bedroom (or den), laundry and a stylish 3-piece bathroom – ideal for additional living space, guests, or a home office. Step outside to enjoy a rubberized exterior deck, permanent exterior decorative lighting, large shed and a sunny south-facing yard with landscaped grounds accented by stonework and Rundle Rock detailing. Major features include newer shingles + leaf filter system, updated windows, furnace, HWT and water softener …. all providing peace of mind and lasting value. An oversized garage completes this exceptional property. Backing onto miles of walking paths and open space, this home offers the perfect blend of comfort, and a location that is close to everything that matters.