



GRASSROOTS
REALTY GROUP

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

MLS # A2280542



\$685,900

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Shawnessy | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow-Villa | | |
| Size: | 1,436 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 551 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage | | |
| Inclusions: | 2 shelves in dining room, all metal shelves in storage room, desk in basement, work bench in basement | | |

Natural light and timeless design, as well as one of the biggest floorplans in this complex, give this beautiful Shawnessy villa style and comfort in this sought-after adult (35+) estate area. Attractive landscaping frames the front porch, and inside, transom windows flood a spacious entryway with sunshine from the east. A front room makes a great home office, and features statement floor-to-ceiling windows that bring in the morning light for a perfectly illuminated workspace. The main living space begins with a sunny and open dining area. Clean lines and gorgeous hardwood balance warmth and elegance as you continue into the open living room. A gas fireplace is the focal point, inviting guests to cozy up for great conversation. In the kitchen, a monochrome palette creates an understated yet sleek aesthetic complete with white appliances. A full pantry is a desirable element, and counterspace is plentiful; sure to impress the chef of the household. A breakfast nook steps out to the balcony, with dappled shade from the treed courtyard – an ideal setting for winding down as you take in the sunset skies to the west. This level holds the primary bedroom, which is a peaceful private retreat. This secluded space includes a huge walk-in closet and an ensuite with a soaker tub and separate stand-up shower. A functional layout has the powder room and laundry just next to the entry from the double attached garage to finish this level. Downstairs, the finished basement provides tons of additional living space, with a large family room, another bedroom with a walk-in closet, and another full bathroom. The utility room also offers a massive storage area for all your seasonal items. This home has a central vac and air conditioning, as well as a new hot water tank. The complex itself is well laid out, with privacy and quiet as priorities. This home is very near the recycling and waste sheds

and visitor parking, perks you and your guests will appreciate. This neighbourhood is popular for its green space, with pathways beginning only steps from your door and winding all the way to Fish Creek Park. Convenience is also a benefit; the Shawnessy shopping area is just minutes down the road, offering a plethora of stores, services, and amenities. The C-train is also nearby, giving commuters the option to hop on the LRT, or drive downtown via convenient access to Macleod Trail. Proximity to major routes like Stoney Trail put any area of the city in easy driving distance, and this community is also near Highway 22X, where you will find iconic Spruce Meadows, as well as an easy escape west into the mountains for your favourite outdoor activities like camping, hiking, mountain biking, and skiing. With 2195 sqft of developed space, this floorplan is a rare find, call today.