



**GRASSROOTS**  
REALTY GROUP

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**15875 Shannon Link SW**  
**Calgary, Alberta**

**MLS # A2280802**



**\$699,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Insulated, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

Discover a rare opportunity in an exclusive 18+ boutique complex with this stunning walk-out bungalow, offering over 2,600 SqFt of impeccably developed living space. From the moment you enter, you are greeted by the grandeur of nine-foot ceilings and gleaming hardwood floors that flow throughout the main level. The entrance hall features an oversized closet, leading into a home designed for both elegant entertaining and comfortable living. A huge den, illuminated by an abundance of natural light from a magnificent floor-to-ceiling arched window, presents the perfect setting for a distinguished home office. Host memorable gatherings in the large formal dining space, which shares a sophisticated three-way fireplace with the inviting living room. The kitchen boasts vaulted ceilings and an abundance of white cabinetry, contrasted beautifully with natural oak trim. This clean, consistent aesthetic is complemented by a tiled backsplash and white appliances. An eat-up peninsula island and a bright breakfast nook provide casual dining options, with direct access to a sunny, West facing balcony with gas line for the BBQ for seamless indoor-outdoor enjoyment. The main floor also hosts the expansive master suite, a true retreat featuring double walk-in closets, a separate linen closet, and a full en-suite bathroom complete with a large soaker tub, separate shower, and an oversized vanity offering ample storage. The fully finished walk-out basement extends your living space with a vast recreation area, anchored by a second feature fireplace surrounded by custom built-in cabinetry and a convenient wet bar. This level also includes a large bedroom with a walk-in closet, a full bathroom, and a versatile third bedroom with access to the utility room and substantial storage, providing ample space for guests or hobbies. Step outside to a covered patio and a yard with a paved pathway,

offering a sense of privacy. Meticulously maintained by the original owner, this home includes a newer furnace and water tank, with regular roof shingle maintenance ensuring peace of mind. The monthly HOA fee covers landscaping and snow removal, providing a lock-and-leave lifestyle ideal for those seeking to downsize without compromise. Situated in a prime location, you are just moments from parks, the extensive shopping and dining options in Shawnessy, Costco is a mere 10 mins away, and offers easy access to MacLeod and Stoney Trail. This exceptional property combines luxury, convenience, and low-maintenance living.