



GRASSROOTS
REALTY GROUP

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206 Shannon Estates Terrace SW
Calgary, Alberta

MLS # A2283369



\$779,000

Division:	Shawnessy		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,389 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 517
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d22
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	N/A		

Every downsizer in South Calgary cries out: ----"If you ever find a REDONE, WALKOUT BUNGALOW, BACKING THE PARK in Shannon Estates Terrace -- CALL US RIGHT AWAY, WE'LL BUY IT!" --

Justifiably so..... because Hearthstone Construction built with such timeless QUALITY: concrete tile roofing, heated flooring in the walkout basements, stucco exteriors, large windows, DOUBLE ATTACHED GARAGES, rounded corners/art alcoves, flat ceilings & pot lighting. This once renovated, 3 Bedroom (1+2), 2.5 bath VILLA, has almost 2400 ft2 of developed living space and overlooks a large green space with path system. Empty Nesters will love the open floorplan loaded with hardwood floors & Island kitchen: granite countertops, diamond slate tile backsplash, stainless appliance package (Bosch Gas Range + Zephyr hoodfan) & corner pantry. Large living and dining area with hardwood floor, gas fireplace and private deck. Sunny west facing carpeted den with large arched window. Large primary bedroom with walk-in closets (facing park). Ensuite bath has his/her sinks, espresso cabinetry, tiled shower stall with glass, soft bevelled granite countertops and separate water closet. Laundry room off DOUBLE ATTACHED GARAGE with 2pc bath. Fabulous walkout basement with HEATED FLOORS, 2nd gas fireplace (mantle + tile surround), built-in entertainment & refreshment centre/wet bar. 2 large bedrooms down (one faces park)with 4pc and storage area. ALL POLY-B HAS BEEN REMOVED. Recent upgrades include: Maytag Dryer and Freezer (2020), Garage Opener (2021), Daikin Furnace (2022), Bosch Dishwasher (2022), Garage Floor Epoxy (2023). This home has AIR CONDITIONING! 35+ age restriction in place. Open Houses this weekend, Feb 14th 2-4PM.

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