



GRASSROOTS
REALTY GROUP

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57 Shannon Circle SW
Calgary, Alberta

MLS # A2287196



\$659,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 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: Basement Fridge, TV Mounts, Shed

Tucked onto a massive, mature lot backing directly onto serene green space, this beautifully maintained bi-level walkout offers more than 2,300 sq ft of developed living space and the lifestyle you've been waiting for. From the moment you step inside, vaulted ceilings and expansive windows flood the main floor with natural light, highlighting the rich hardwood flooring and creating a warm, welcoming atmosphere throughout the living and dining areas. The thoughtfully designed kitchen blends style and function with maple cabinetry, granite countertops, and stainless steel appliances, making it the perfect space to cook, gather, and entertain. The main level features two generous bedrooms, with the option to easily convert back to three, along with two full bathrooms designed for everyday comfort and flexibility. Downstairs, the bright walkout level is equally impressive, complete with in-floor heating, wide-plank luxury vinyl flooring, and a spacious recreation area anchored by a cozy gas fireplace. Two additional bedrooms or a bedroom and home office, a modern 3-piece bathroom, and a dedicated laundry space offer versatility for growing families, guests, or remote work. Step outside to enjoy the sunny south-facing backyard, beautifully landscaped with stone accents and Rundle rock, plus a durable rubberized deck, a new deck umbrella, and a plug-and-play inflatable hot tub for year-round enjoyment. Permanent Gemstone exterior lighting (2024) adds both style and convenience. Along the side of the home, you'll find a large storage shed with a secure, lockable gate, offering excellent space for tools, toys, and seasonal storage. Major upgrades include roof (2021), hot water tank (2024), leaf filter system with lifetime warranty (2024), furnace, and water softener — offering long-term peace of mind and value. A double attached garage and direct access to

extensive walking paths and open green space complete the package. This is a rare opportunity to own a move-in-ready home that perfectly balances comfort, thoughtful upgrades, and an unbeatable location close to everything that matters.