



**5507 Shannon Drive  
Olds, Alberta**

**MLS # A2289509**



**\$629,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,683 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Vinyl Windows		

**Inclusions:** Shed

Welcome to this well maintained 1992 bungalow nestled in a quiet, family-friendly neighborhood. From the moment you step into the large welcoming foyer, you'll appreciate the bright, open-concept design with an abundance of windows and natural light. The sunken living room features vaulted ceilings and a cozy gas fireplace, creating a warm yet airy gathering space. Just off the foyer is a versatile office or sitting room—perfect for working from home or enjoying a quiet retreat. The spacious dining area is perfect for large family gatherings and has garden doors leading to a nice sized covered 20'8 x 15'2 deck complete with a gas hookup for your BBQ, overlooking the large south-facing backyard. The functional kitchen has an island, sunshine ceiling and corner pantry. Main floor laundry with a sink adds convenience and includes direct access to the attached double garage with in-floor heating. The primary bedroom offers a walk-in closet and 3-piece ensuite, while a second bedroom with double closets and a 4-piece bathroom complete the main floor. Gleaming oak hardwood floors run throughout the main level and continue down the stairs, adding warmth and appeal. Downstairs, comfort continues with in-floor heating throughout the fully finished basement. This level features a spacious bedroom with a pocket door leading to a flexible adjoining space—ideal for additional sleeping quarters, or hobby room, A large recreation room, 3-piece bathroom, utility room, and extensive storage options complete the lower level. Outside, the front yard faces a green space and the large back yard leads to a green space and walking path which offers plenty of room to enjoy, along with RV parking and an asphalt driveway built over concrete for added durability. Over the years, this home has seen upgrades including vinyl windows, plumbing and updated taps in the

kitchen, laundry room, primary ensuite, and main bathtub. Pride of ownership shines throughout this immaculate bungalow.