



**29 Shannon Manor SW  
Calgary, Alberta**

**MLS # A2303275**



**\$699,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,851 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Fridge and Freezer downstairs; Chairs and Table in Kitchen

Welcome to 29 Shannon Manor SW &mdash; an exceptional family home tucked into a quiet cul-de-sac in the sought-after community of Shawnessy. Set on a generous pie-shaped lot with mature trees and thoughtful landscaping that includes a new retaining wall and French drain, this well maintained 2-storey offers over 1,800 sq ft of above-grade living space plus a finished basement. Step inside to find a bright and functional main floor featuring fresh vinyl plank flooring, a formal dining room and spacious living room &mdash; ideal for entertaining and everyday living. The heart of the home is the fully renovated kitchen with a huge island! Updated in 2016 with granite and travertine countertops, new appliances and quality finishes that balance style with practicality. The kitchen flows seamlessly into a generous eat-in nook, perfect for casual family meals. Upstairs, the primary bedroom is a retreat, complete with a stunning 2016 ensuite renovation featuring heated floors, a large shower and a dual vanity with striking, custom, leatherette granite. Two additional bedrooms and a full bath complete the upper level. A fourth bedroom on the lower level adds flexibility for guests, a home office, or a growing family. The home's major systems have all been proactively upgraded: a dual-stage, high-efficiency furnace, hot water tank, and central air conditioning were installed in 2016, eavestroughs and roof were done in 2022, and the poly-B plumbing has been removed &mdash; giving buyers exceptional confidence in the infrastructure. The insulated double attached garage and a wood-burning fireplace with mantle round out a property that has it all. This is Shawnessy living at its finest &mdash; move-in ready, meticulously updated, and waiting for its next family. Call your favourite REALTOR&reg; today to view.