



**163 Shannon Circle SW
Calgary, Alberta**

MLS # A2146610



\$699,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,929 sq.ft.	Age:	1990 (34 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Ceiling, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home		

Inclusions: N/A

Beautiful 2 Storey featuring 3 bedrooms with 3.5 baths. Hardwood floors and laminate throughout, oak cabinets in kitchen with nook leading onto a west deck. Separate living and dining rooms, plus family room. 3 bedrooms up, large master with 3 piece en-suite and walk-in closet. Fully developed basement with 4 piece bath, rec room with wet bar, and lg storage room. Sunny west back yard with deck and lower patio.