



GRASSROOTS
REALTY GROUP

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9 Shannon Green SW
Calgary, Alberta

MLS # A2157699



\$728,800

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, Irregular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows

Inclusions: Central Vacuum/Attachments (Sold As Is). TV Wall Mounts (Living Room & Basement). All Blinds & Window Coverings. Work Bench & Wooden Shelves (Attached in Garage).

Nestled on a quiet cul-de-sac with a private south-facing backyard, this pristine two-storey home offers over 2,400 sq. ft. of developed living space that features numerous updates in the family-friendly community of Shawnessy. Ideally located close to the LRT Station, Shawnessy Towne Centre, schools, the Cardel Recreational Centre, parks, and major roadways, it's the perfect place to call home. As you walk up the oversized four-car driveway you notice a beautifully landscaped front lawn where the grass has been meticulously maintained that adds to the appeal. Step inside, the main floor boasts a large, bright living room with oak hardwood floors, and a well-designed kitchen that comes to life with new white quartz countertops, a striking new backsplash, and plenty of natural light from south-facing windows and a door to the backyard oasis. The kitchen's island is perfect for hosting friends and family, and new stainless-steel appliances including a gas stove add a modern touch. The generous-sized dining room, centered around a cozy gas/wood fireplace, offers the perfect setting for meals and gatherings. This level also features a 2-piece bathroom and laundry room which offers a door leading out to the clothes line on the side patio. The backyard is a gardener's dream, every inch has been thoughtfully planned and maintained. A two tiered deck offers ample space for outdoor dining and relaxing on those gorgeous summer nights. Large trees and the back lane provide plenty of privacy as well. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a beautifully renovated 5-piece ensuite featuring double sinks, quartz countertops, and tile flooring. Two additional well-sized bedrooms and an updated 4-piece bathroom with a new vanity and hardware complete the upper level. The fully developed

basement extends your living space with a large recreational room, an office, a den, and a mechanical room with ample storage. With plenty of room the possibilities are endless for a bar area, pool or shuffle board table for everyone to enjoy. The office can easily be converted into a fourth bedroom with the addition of a larger window, offering flexibility to suit your needs. This home is host to mechanical upgrades, including a new furnace, hot water tank, water softener, updated plumbing, and windows throughout. Both the roof and outdoor siding were updated in last 5 years as well. To view this home and for an extensive list of updates, reach out to your trusted realtor today!