

**316 Shannon Estates Terrace SW  
Calgary, Alberta**
**MLS # A2214061**


# \$629,000

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, High Ceilings, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

This beautiful bungalow townhouse is part of Shannon Estates Villas, an adult-only condominium development. With 1,266 sq ft on the main floor, this wonderful home has everything you need for single level living in comfort and style. It features 9 ft ceilings and beautiful upgraded hardwood floors throughout the main living areas, which include a formal dining room, kitchen with newer stainless steel appliances, breakfast nook with a door leading to the balcony, living room with three-sided fireplace, and a bright and airy den. The primary bedroom includes a spacious 4 piece ensuite and walk-in closet, and a 2 piece bathroom and laundry room complete the main floor. The fully developed lower level features a large rec room with another gas fireplace and built-in wall unit, an office/flex room with built-in desk and shelving, a good-sized guest bedroom, and a 4 pc bathroom, plus the large utility room with lots of space for storage. Central air conditioning keeps the entire home cool and comfortable in the summer. Throughout the home there is plenty more storage with a large closet in every bedroom and bathroom. The attached double garage is oversized and fully insulated and there's space for two more cars on the driveway. Don't miss your chance to become a part of this adult-only enclave in Shawnessy, with great access to shopping, entertainment, parks, transit, plus easy access to Stoney Trail - act quickly, it won't be on the market for long!