

## 82 Shannon Estates Terrace SW Calgary, Alberta

**MLS # A2244543**



# \$635,000

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnessy                                                 |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                     |               |                   |
| <b>Style:</b>    | Bungalow                                                  |               |                   |
| <b>Size:</b>     | 1,293 sq.ft.                                              | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 2                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Street Lighting |               |                   |

|                    |                                                                                                    |                   |          |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                                                                         | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                     | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Concrete                                                                                           | <b>Condo Fee:</b> | \$ 452   |
| <b>Basement:</b>   | Finished, Full                                                                                     | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                          | <b>Zoning:</b>    | M-CG d22 |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Double Vanity, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |                   |          |

**Inclusions:** garage door opener-1

Welcome to this meticulously maintained bungalow villa in the sought-after 35+ community of Shannon Estates, offering over 1,996 sq ft of thoughtfully designed living space. Upon entering, you're welcomed by a bright breakfast nook surrounded by windows, an inviting spot to start your day. This space flows naturally into the newly updated kitchen, which features gorgeous quartz countertops, classic white cabinetry, and a corner pantry. Just beyond, the formal dining area connects seamlessly to the warm and inviting living room with a gas fireplace and access to your private rear balcony, perfect for morning coffees, quiet evenings, or visiting with friends. The balcony also includes a gas BBQ line, ideal for summer grilling. The spacious primary suite includes both a walk-in and an additional closet, along with a beautifully renovated 3-piece spa-inspired ensuite. The main floor also offers a 2-piece bathroom and a convenient laundry area for added functionality. Downstairs, the fully finished basement is designed for hosting family and guests, featuring 9' ceilings, large windows, an expansive family room with a second gas fireplace, a full bedroom with a walk-in closet, a 4-piece bathroom, and a large storage room. Additional upgrades include new carpet, light fixtures, hardware, a new humidifier, water softener, and more. With a double attached front garage and maintenance-free living, this updated bungalow villa is move-in ready and offers the comfort, space, and lifestyle you've been looking for.