

\$1,660,000 - 3 Shannon Hill, Rural Foothills County

MLS® #A2112946

\$1,660,000

5 Bedroom, 7.00 Bathroom, 3,835 sqft

Residential on 3.56 Acres

Shannon Estates, Rural Foothills County,
Alberta

OVER 3.5 ACRES | 5,397 SQFT SHANNON
ESTATES LUXURY | 2023 FULL
RENOVATION | PRIVATE WELL &
EFFICIENT CISTERN SYSTEM

Move-in Ready Luxury: Fully renovated in
2023, offering 5,200 sqft of developed space.

Spacious Living: Boasts 5 bedrooms and 6.5
baths for family and guests.

Gourmet Kitchen: Features a custom hood fan
and striking waterfall island, ideal for
entertaining.

Seamless Layout: Open floor plan connects
living spaces; bonus room with separate
entrance for office/business.

Entertainment Haven: Triple heated garage,
walk-out basement with chic wet bar, and
theatre room.

Outdoor Oasis: Private, tree-surrounded yard
with illuminated, fully-fenced basketball/tennis
court.

Sustainable Water Supply: Equipped with a
private well and efficient cistern system.

Community Perks: Low annual fee of \$300 for
ditch, pathway, and sign maintenance.

Recent Upgrades: All-new appliances with
manufacturer's warranties, adding style and
functionality.

Sophisticated Sanctuary: Designed for those
valuing modern luxury, sophistication, and
privacy.

Built in 2004



Essential Information

MLS® #	A2112946
Price	\$1,660,000
Sold Price	\$1,610,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,835
Acres	3.56
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	3 Shannon Hill
Subdivision	Shannon Estates
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 5B2

Amenities

Amenities	None
Parking	Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wood Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Marble, Master Bedroom, Raised Hearth

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	May 1st, 2024
Days on Market	55
Zoning	RG
HOA Fees	300.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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