

\$748,800 - 1348 Shannon Common Sw, Calgary

MLS® #A2127772

\$748,800

3 Bedroom, 3.00 Bathroom, 2,039 sqft

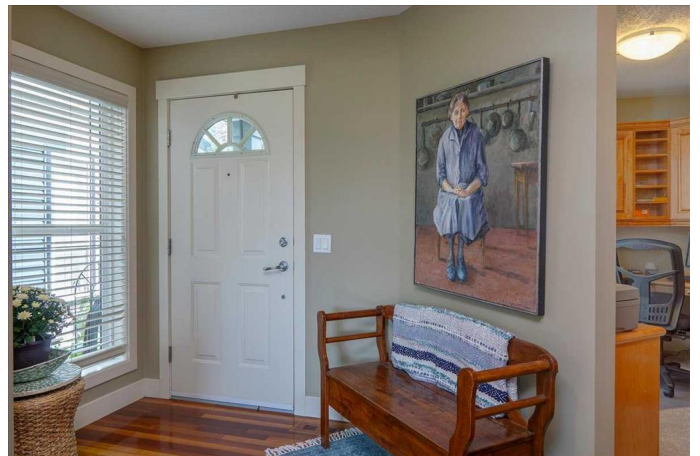
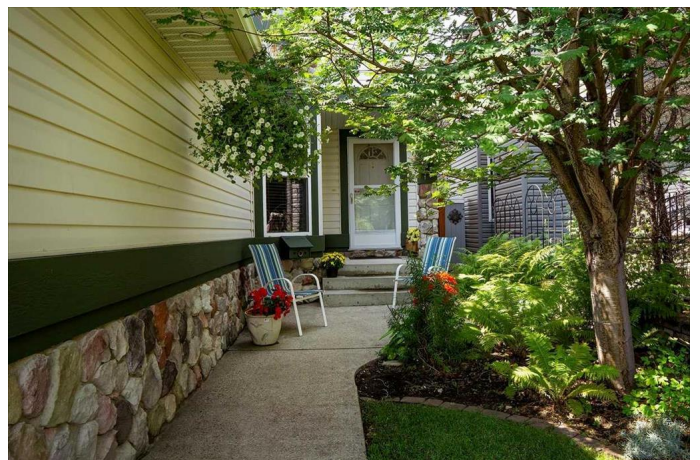
Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

This exceptional two-story residence presents a rare opportunity with its remarkable features and prime location. Boasting three generously proportioned bedrooms, including a luxurious ensuite in the primary bedroom. The home spans over 2030 square feet of meticulously crafted space. Situated in the prestigious Shannon Park enclave of Shawnessy, the property stands out with its impeccable finishing, perfectly complementing the architectural elegance.

Upon arrival, the home captivates with its undeniable allure, setting a new standard for sophistication and style. Nestled in a highly sought-after neighborhood, residents enjoy the convenience of evening strolls and nearby recreational activities, all amidst the meticulously landscaped backyard and the adjacent walking path leading to Fish Creek Park.

Stepping through the grand front entrance, guests are greeted by an expansive layout, seamlessly connecting the kitchen, dining, and living areas. The main floor den is set apart from any other property on the market with the custom cabinetry suited perfectly for a home office. The residence exudes an inviting ambiance, inviting you to share moments of joy with loved ones in this exceptional setting. Designed with utmost attention to detail, the upper-level features three sun-drenched bedrooms, adorned with an abundance of large windows to capture natural light. Noteworthy highlights include 12-foot ceilings



in the dining room, a true chef’s kitchen with spectacular appliances and granite counters. The living rooms focal point is a cozy a wood-burning fireplace begging families to gather around. The immaculate hardwood flooring, plus the tile which is laid in a Versailles pattern underscore the home's commitment to luxury and quality craftsmanship.

With its thoughtful design and impeccable finishes, this residence leaves no room for compromise. Perfect for those seeking a family-friendly environment with no rear neighbors, and the convenience of proximity to schools, this home offers a seamless transition for its new owners, with no painting or repairs required. If you envision a lifestyle defined by unparalleled comfort and elegance, this home awaits your arrival.

Built in 2002

Essential Information

MLS® #	A2127772
Price	\$748,800
Sold Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,039
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1348 Shannon Common Sw
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Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4L6

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized

Interior

Interior Features	Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Wired for Sound
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 6th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

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