

\$649,900 - 116 Shannon Gardens Sw, Calgary

MLS® #A2139984

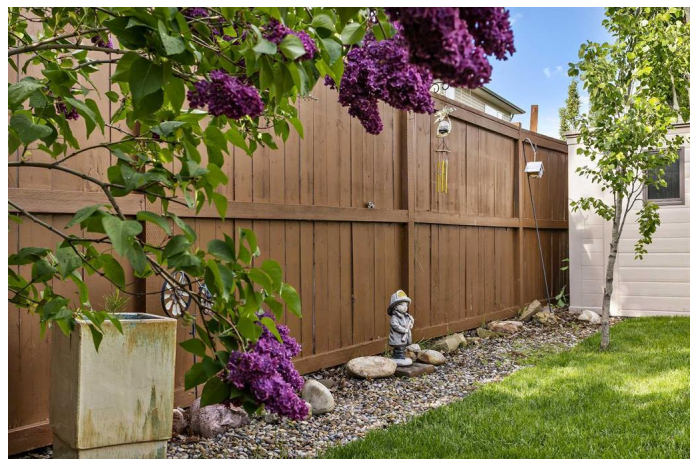
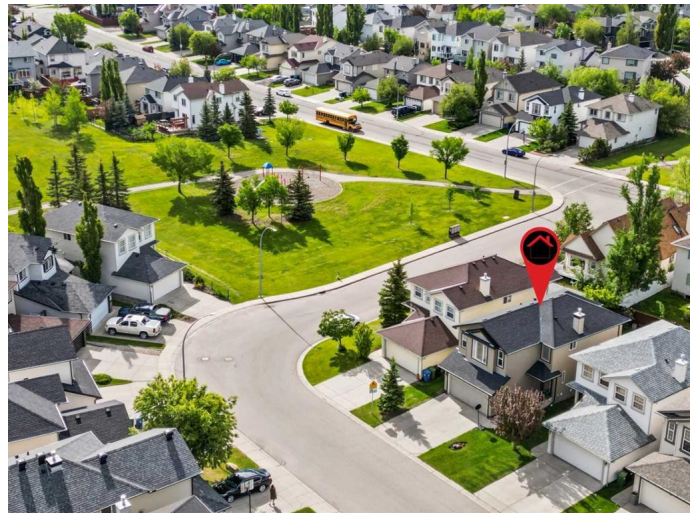
\$649,900

4 Bedroom, 4.00 Bathroom, 1,649 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

You couldn't select a better location than this! Situated in a family friendly cul de sac and only a few steps to the park and walking trails you are invited to discover 116 Shannon Gardens SW. Located in the highly sought after community of Shawnessy you will find 2300+sqft of developed living space in this wonderful FULLY FINISHED (with permits) family home. With a brand new roof, hot water tank, softener and central air conditioner all in 2023 along with all new siding on the West side of the home with new black trim, many big ticket items have already been take care of. Offering a total of FOUR bedrooms this home is ideal for a growing family. Immediately upon entering you are welcomed in to an 'open to below' foyer that invites you into the thoughtfully designed floor plan showcasing brand new luxury vinyl plank flooring, with new trim and baseboards, that opens up to create a family friendly atmosphere. Boasting a spacious kitchen complimented with a warm color palette that includes clean crisp cabinetry, full tile back splash, sleek stainless steel appliances and a raised eating bar for informal meals and entertaining. Enjoy the designated extended dining room for your sit down meals to share and converse over while overlooking the generous back yard that includes a maintenance free Trexx deck and stylish Pergola with screen. The living room is expansive, warm and welcoming with a cozy gas feature fireplace with stylish tile surround and maple mantle. The upper level features a



huge bonus room framed in by a bank of wonderful windows, 2nd floor laundry room for ease of convenience and three sizeable bedrooms with the Primary Suite featuring your very own private 3pc en suite and walk-in closet. The FULLY FINISHED basement includes a large family room / media area, a FOURTH BEDROOM, a generous separate storage room and a full 3 pc bathroom. A great location that connects you to the trails that lead you to the gateway of Fish Creek park as well as quick access to McLeod Trail and Stony Trail. Spruce Meadows, where numerous events occur, is a quick drive down the road and many amenities a short distance away including the LRT, Shopping and so many restaurants to choose from. A movie theatre, YMCA, and so much more to explore and discover. Create a wonderful lifestyle to enjoy for a lifetime. Welcome home!

Built in 2002

Essential Information

MLS® #	A2139984
Price	\$649,900
Sold Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,649
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	116 Shannon Gardens Sw
---------	------------------------

Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4L7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 27th, 2024
Days on Market	13
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.