

\$650,000 - 76 Shannon Way Sw, Calgary

MLS® #A2140575

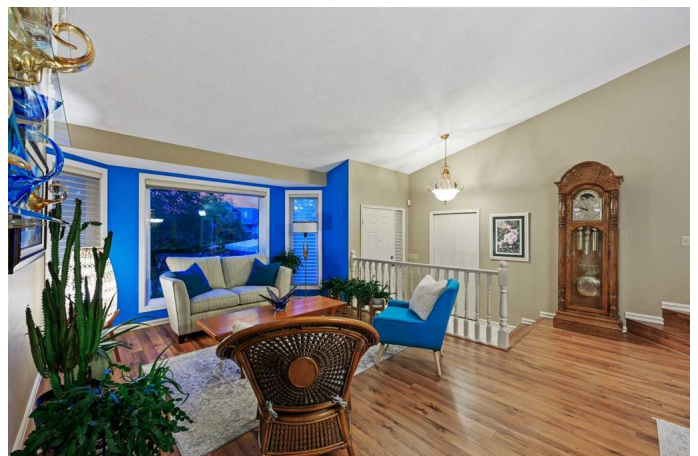
\$650,000

5 Bedroom, 4.00 Bathroom, 1,873 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

What an opportunity!!! Looking for a house with unique charm & character that embodies a warm welcoming environment for all your friends & family? Prefer a home that's been loved for many years, very well cared for and meticulously maintained? Look no further, this is surely the home for you! This stunning 1870 sqft, 5 bed & 4 bath, 4 level split sits on a gorgeous private lot, on a quiet peaceful street in a mature family-oriented community and is loaded with upgrades and personal touches that are sure to impress. Let's dive in! Gorgeous curb appeal rich with greenery, bold & stylish new brick exterior (4 yrs), new premium garage door with tracks & springs (2yrs) and a new roof (4yrs). Large welcoming foyer with tall expansive ceilings, large living & dining area with charming new laminate flooring - this main space is flooded with natural light and warm colors creating a lovely ambiance. At the back of the home is the cozy kitchen, lots of storage space, ample counter configuration and newer SS appliance package. Off the kitchen is the large elevated cedar deck with under storage, uniquely peaceful and fully covered suitable for all weather. Stairs will lead you to the lower patio which has a 15ft roll up awning attached and hosts a brilliant outdoor kitchen set up with 3 natural gas lines for all your cooking and heating needs. This south facing oasis bathes in the sun and is professionally landscaped with exposed concrete patio & walkways, brickwork, rich with mature plantings, a



pergola and even wired for hot tub accommodation. The upper level of this home has a large master bedroom with walk-in closet and ensuite, full shared 4-piece bath and 2 generously sized bedrooms. The lower level has the ever so sought after wood burning fireplace, swivel flat screen TV wall mount and remote controlled black out blinds. The home offers a custom hunter Douglas blind package, 75% of its windows replaced in the last 10 years. This level has an additional bedroom/office/den to suit your needs and also carries convenience of main floor laundry and powder room. The garage is fully insulated, boarded and offers an impressive amount of custom shelving. The professionally developed basement has been sound proofed and hosts an additional bedroom with new egress window as well as a 3-piece bath and large crawl space offering a tremendous amount of storage. The mechanical closet wraps up this home with a 7yr old HW tank, A/C, 1 year old Furnace and some additional storage. This home is a true gem and only minutes from numerous schools, parks, playgrounds, walking paths, transit, amenities, C-train, Stony and McLeod trail!

Built in 1987

Essential Information

MLS® #	A2140575
Price	\$650,000
Sold Price	\$671,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,873
Acres	0.12
Year Built	1987

Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	76 Shannon Way Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2A8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Awning(s), Barbecue, BBQ gas line, Built-in Barbecue, Outdoor Kitchen, Private Yard, Storage
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Private, Views
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
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Date Sold	June 29th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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