



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 SHANNON Gardens, Calgary T2Y4L7**

MLS® #: **A2159464**      Area: **Shawnessy**      Listing Date: **08/22/24**      List Price: **\$739,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **5,199 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,042**  
 Low Sqft:  
 Ttl Sqft: **2,042**

DOM

**27**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s)**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Fire Pit**

Construction:  
**See Remarks,Vinyl Siding**  
 Flooring:  
**Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Built-in Features,Kitchen Island,See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 14`1"</b>
<b>Den</b>	<b>Main</b>	<b>10`2" x 8`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`5" x 15`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`6" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>12`6" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 8`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 10`3"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Game Room</b>	<b>Basement</b>	<b>23`11" x 17`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 9`9"</b>

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-C1N**

Legal Desc:

0212466

Remarks

Pub Rmks:

Click brochure link for more details\*\*. As you enter this meticulously maintained home, you will be greeted with high ceilings and formal living and dining rooms. The den/office has a great location near the entry, with a half bath just a few steps away. This home has an open concept family room with gas fireplace, kitchen with corner pantry, granite countertops, and spacious eating area. The large windows allow for lots of natural light and beautiful views. Moving outside from the eating area you can relax on your west facing deck with stairs to access the large back yard, complete with a storage shed, fire pit, and apple tree. Upstairs you will be amazed by the size of the master bedroom, with his and her closets, and en-suite five piece bathroom. Two additional bedrooms, a full bathroom, and laundry room with linen closet, complete the upstairs. The basement is fully finished and has large daylight windows, a large family room with built-in entertainment centre, gas fireplace, and wet bar. A fourth bedroom, another full bathroom, and storage space are all part of this beautiful, well laid out basement. The house was recently updated with new siding, soft metals, eaves troughs, downspouts, exterior paint, and added attic insulation in 2024. New roof in 2021. The house also has central AC! Conveniently located with parks, schools, shopping, YMCA, bus stop, and C-train station, all close by!

Inclusions:

Call seller directly

Property Listed By:

Honestdoor Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













