



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10816 SHAMROCK Place, Calgary T2W 0R1**

MLS®#: **A2161259**

Area: **Southwood**

Listing Date: **08/29/24**

List Price: **\$614,900**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Finished Floor Area

Abv Sqft: **1,290**  
Low Sqft:  
Ttl Sqft: **1,290**

Lot Information

Lot Sz Ar: **5,134 sqft**  
Lot Shape:

DOM

**20**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Few Trees,Landscaped,Rectangular Lot**  
Park Feat: **Carport,Covered**

Utilities and Features

Roof: **Rolled/Hot Mop**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Built-in Features,Granite Counters,Low Flow Plumbing Fixtures,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`11" x 12`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`4" x 13`0"</b>
<b>Game Room</b>	<b>Main</b>	<b>16`4" x 12`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 9`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`5" x 11`0"</b>
<b>Laundry</b>	<b>Lower</b>	<b>13`2" x 11`3"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`4" x 6`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 9`1"</b>
<b>Family Room</b>	<b>Lower</b>	<b>26`7" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`8"</b>
<b>Flex Space</b>	<b>Lower</b>	<b>11`10" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>9`11" x 4`7"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**5674JK**

Remarks

Pub Rmks: **This spacious 4 bed, 3 bath bungalow comes with a fully finished basement situated on a large lot in a quiet cul de sac offering over 2400sq/ft of developed living space. The main level consists of gorgeous hardwood flooring, vaulted ceilings and large windows that bring in tons of natural sunlight. The kitchen is a chef's delight offering S/S appliances, granite countertops and custom cabinets with plenty of storage space. The living room comes with a beautiful stone fireplace and opens onto a spacious dining area off the kitchen. Completing the main floor is a good sized master bedroom with a 3pc ensuite plus two additional bedrooms and a 4pc bath. The basement is fully developed offering a huge family room with a 2nd fireplace, a large recreational area plus a 4th bedroom, 4pc bath and laundry area. The exterior is fully landscaped with a large garden area, mature trees plus a large back deck, shed and single carport off the front entrance. Located close to schools, parks, LRT station, major shopping and easy access to main roadways.**

Inclusions:  
Property Listed By:

**Shed, Cabinets in Basement  
2% Realty**

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









