

149 Shannon Crescent SW
Calgary, Alberta

MLS # A2184636



\$729,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

This two-storey home with over 2,100 sqft of living space in the desirable Shawnessy neighbourhood is a must-see. This well-appointed home has three bedrooms upstairs. The master bedroom has a large walk-in closet and a five-piece ensuite with a jet tub, double sinks and a separate shower. There is also a main bathroom upstairs. The spiral staircase in this home adds elegance to the entrance of the home. On the main floor, you will find a sitting area, a dining room and a cozy family room with a fireplace. The kitchen nook brings in sunlight that bathes the entire kitchen, making your morning coffee and breakfast enjoyable. The laundry room is located on the main floor with large appliances and is very roomy. The fully finished basement has two bedrooms, a large family room and plenty of storage. The backyard has a new fence and a newer deck. The home has a newer roof, eavestroughs and a new hot water tank. This quiet location is near many amenities - a short walk to the large park nearby, schools and a short drive to Macleod Trail and Chinook Mall.