

18 Shannon Terrace SW
Calgary, Alberta

MLS # A2311887



\$679,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Shawnessy | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,665 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 4 | Baths: | 2 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac | | |

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|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: N/A

Wonderfully maintained, warm and inviting family home located on a quiet cul-de-sac. The front living and dining rooms are perfect for entertaining. Renovated kitchen featuring custom cabinetry, granite countertops, undermount sink, subway tile backsplash, and ample storage space. A central island is ideal for quick meals, while the integrated tech/home office space adds everyday functionality. The vaulted family room is a standout feature, complete with a fireplace and large windows overlooking the spacious backyard garden. Hardwood and tile flooring run throughout the entire main floor. Completing this level is a convenient combined powder room/laundry area. Upstairs offers a beautiful primary retreat with a renovated ensuite featuring an air tub. Two additional generously sized bedrooms and an updated main bathroom with double shower complete the upper floor. The fully developed basement provides a large open recreation area, fourth bedroom, and half bathroom. Outside, the backyard is a gardener's dream with mature trees, perennials, garden beds, and raspberry bushes. Relax on the sunny south-facing front porch or enjoy the shade of your private backyard oasis. The two-tiered deck offers plenty of space for BBQs, lounging, and play. Extensive updates include kitchen and bathrooms (2009), furnace (2009), windows (2017), garage door (2017), fireplace refacing (2019), upper-floor carpet (2019), hot water tank (2020), Poly-B removal (2022), shingles and siding (2023), plus newer appliances throughout.