



**29 Shannon Manor SW
Calgary, Alberta**

MLS # A2303275



\$699,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,851 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: Fridge and Freezer downstairs; Chairs and Table in Kitchen

Welcome to 29 Shannon Manor SW — an exceptional family home tucked into a quiet cul-de-sac in the sought-after community of Shawnessy. Set on a generous pie-shaped lot with mature trees and thoughtful landscaping that includes a new retaining wall and French drain, this well maintained 2-storey offers over 1,800 sq ft of above-grade living space plus a finished basement. Step inside to find a bright and functional main floor featuring fresh vinyl plank flooring, a formal dining room and spacious living room — ideal for entertaining and everyday living. The heart of the home is the fully renovated kitchen with a huge island! Updated in 2016 with granite and travertine countertops, new appliances and quality finishes that balance style with practicality. The kitchen flows seamlessly into a generous eat-in nook, perfect for casual family meals. Upstairs, the primary bedroom is a retreat, complete with a stunning 2016 ensuite renovation featuring heated floors, a large shower and a dual vanity with striking, custom, leatherette granite. Two additional bedrooms and a full bath complete the upper level. A fourth bedroom on the lower level adds flexibility for guests, a home office, or a growing family. The home's major systems have all been proactively upgraded: a dual-stage, high-efficiency furnace, hot water tank, and central air conditioning were installed in 2016, eavestroughs and roof were done in 2022, and the poly-B plumbing has been removed — giving buyers exceptional confidence in the infrastructure. The insulated double attached garage and a wood-burning fireplace with mantle round out a property that has it all. This is Shawnessy living at its finest — move-in ready, meticulously updated, and waiting for its next family. Call your favourite REALTOR® today to view.