GRASSROOTS REALTY GROUP

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141 Shannon Square SW
Calgary, Alberta

MLS # A2316094

$703,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	4	**Baths:**	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Interior Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Backing onto Greenbelt | Community Park Square Steps from Your Front Door | Minutes to two CBE Schools - Marshall Springs & Evergreen | Gorgeous Family Home | 2,002 SqFt | 4 Bedrooms | 2 Full Bathrooms & 2 Half Bathrooms | Brand New LVP Flooring | Kitchen Island | Pantry | Ample Cabinet Space | Freshly Painted | Incredible Living Space | Open Floor Plan | Large Windows | Great Natural Light | Spacious Bedrooms | Upper Level Family Room | Finished Basement | Basement Bedroom | Sizeable Entertainment Space | Storage | Expansive Fully Fenced Backyard | Deck | Lawn | Front Attached Double Garage | Driveway | Family Friendly Neighbourhood | Perfect Location. Welcome home to beautifully maintained 2-storey family home boasting 2,821 SqFt of developed living space throughout the main, upper and basement levels. Open the front door to a foyer with closet storage great for a tidy and organized home. The front formal dining room is great for a family that hosts formal dinners year round but can easily be used as a second family room on the main level. The open concept kitchen, breakfast nook and living rooms are the heart of the home. The kitchen is outfitted with black galaxy granite countertops & backsplash, crisp white cabinetry, a corner pantry & a centre island with a raised breakfast bar with barstool seating. The breakfast nook & living rooms are bright with natural light as they are framed with large windows that overlook the backyard. The door off the breakfast nook leads to the deck making indoor/outdoor living easy & convenient! The living room is centred with a gas fireplace. The main level is complete with a 2pc bath & laundry. Upstairs holds 3 bedrooms, 2 full bathrooms & a spacious family room. Plush carpet flooring adds warmth throughout this level. The primary bedroom overlooks the backyard and has a private 4pc

bath with a walk-in shower, deep soaking tub, single vanity & private washing closet. The ensuite leads to a deep walk-in closet with custom built-ins! Bedrooms 2 & 3 on this upper level share the 4pc bath with a tub/shower combo. The upper level family room is a bonus to your living space, unwind in the evenings with your family here with a movie or game night. Downstairs the finished basement has a great entertainment space, a bedroom 2 pc bath & tons of storage. The rec room expands nearly the whole basement! The bedroom on this level is a great size. Basement storage is great for your seasonal items! Outside, the massive fully fenced backyard is where you'll spend all summer long! The deck is perfectly suited for outdoor dining & summer events steps down to the landscaped lawn. The lawn has a crushed gravel walking path that leads to the gate along the rear fence that opens into the greenbelt! The front attached double garage and driveway give ample parking! This home provides excellent access to Macleod Trail, Stoney Trail, Deerfoot Trail, and nearby public transit including the LRT. Hurry and book your showing today!

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