



**18 Shannon Terrace SW
Calgary, Alberta**

MLS # A2322693



\$635,000

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		

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.