



GRASSROOTS
REALTY GROUP

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266 Shannon Estates Terrace SW
Calgary, Alberta

MLS # A2331505



\$699,900

Division:	Shawnessy		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,370 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 517
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d22
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 266 Shannon Estates Terrace SW, a beautifully cared-for bungalow-style villa in the desirable Shannon Estates Villas area of Shawnessy. Located in a 35+ adult living complex, this home offers the comfort of main-floor living, the flexibility of a developed walkout basement, and the convenience of an attached double garage, all in a mature southwest Calgary setting close to pathways, green space, shopping, transit, and major roadways. The main level offers approximately 1,370 sq. ft. above grade with a bright, functional layout designed for everyday comfort. The spacious living room features a gas 3-sided fireplace, built-in shelving, large windows, and warm hardwood flooring that continues through the dining area, kitchen, and breakfast nook. The kitchen is well planned with white cabinetry, generous counter space, a centre island, stainless steel dishwasher, pantry-style storage, and an easy connection to the breakfast nook and upper balcony. The main floor also includes a flexible front room that works well as a den, sitting room, or home office, plus main-floor laundry, a 2-piece bathroom, and a generous primary bedroom with walk-in closet and 4-piece ensuite. The ensuite includes a soaker tub, separate shower, large vanity, and excellent natural light. The walkout lower level adds approximately 834 sq. ft. of developed living space, including a large family room with a second gas fireplace, a second bedroom, and a full 4-piece bathroom. This is an excellent setup for guests, visiting family, hobbies, movie nights, or a private retreat away from the main floor. There is also approximately 466 sq. ft. of undeveloped lower-level space, giving you valuable storage, workshop potential, or future flexibility. Additional features include a new furnace, water softener, reverse osmosis water filtration system, and an attached double garage of approximately

422 sq. ft. The garage is insulated, drywalled, painted, and finished with brand-new epoxy flooring, making it a clean and functional space for parking, storage, tools, or hobbies. Outdoor living is another highlight, with both an upper balcony and a covered lower patio overlooking a quiet, treed setting. Mature landscaping, established trees, and the walkout design create a comfortable sense of privacy that is not always easy to find in a villa-style property. This home is well suited for downsizers, empty nesters, snowbirds, or buyers wanting main-floor living without giving up space for family, guests, storage, and hobbies. If you are looking for a well-kept bungalow-style villa in a 35+ complex with a walkout basement, attached double garage, excellent storage, and a convenient southwest Calgary location, 266 Shannon Estates Terrace SW is a property worth viewing in person.