



GRASSROOTS
REALTY GROUP

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112 Shannon Road SW
Calgary, Alberta

MLS # A2341010



\$699,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,387 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Open Lot, Pie Shaped Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
Inclusions:	Refrigerator in storage room		

Discover spacious, low-maintenance villa living in this desirable 18+ boutique complex. This walkout bungalow offers over 2,400 sq. ft. of developed living space with 3 bedrooms in total—one on the main floor and two on the lower level—along with 2.5 bathrooms. The bright main floor features nine-foot ceilings, hardwood flooring, and a front den with an impressive arched window. A three-sided fireplace connects the formal dining area and inviting living room, while the kitchen offers ample cabinetry, newer appliances, an eat-up peninsula, and a breakfast nook. Step outside onto the sunny west-facing oversized deck, resurfaced in 2020. The main-floor primary suite includes two walk-in closets and a full ensuite with a soaker tub and separate shower. The finished walkout level features a spacious recreation room with a second fireplace, custom built-ins, two bedrooms, a full bathroom, and excellent storage. Recent improvements include central air conditioning installed in 2021, the most recent maintenance of the shake roof completed in August 2026, regularly serviced fireplaces, and newer appliances. The monthly HOA fee includes landscaping and lawn care, snow removal from driveways and sidewalks, seasonal irrigation start-up and shut-down, and fence maintenance. Close to parks, shopping, dining, and offering convenient access to Macleod Trail and Stoney Trail, this home offers generous living space while eliminating many seasonal landscaping and property-maintenance tasks